

# RETAIL PAD SITE

3541 Harrison Avenue

\$347,500



## Project Details

- .81 Acres in a High Profile Location
- Restaurant Pad with Drive Through Availability
- Excellent Visibility, Near Hard Corner Intersection & High Traffic Location
- Adjacent to Highly Successful Pizza Ranch Restaurant

## Traffic Counts

- Harrison Ave S of Holmes: 20,560
- Harrison Ave N of Holmes: 18,300

## Demographics

	1 Mile	15 Mile	30 Mile
<b>POPULATION</b>			
2016 Estimated	4,328	35,584	51,033
2021 Projected	4,398	36,499	52,025
<b>HOUSEHOLDS</b>			
2016 Estimated	1,947	15,640	22,463
2021 Projected	1,988	16,179	23,144
<b>INCOME</b>			
Average Income	\$62,192	\$55,244	\$55,798
Median Income	\$46,700	\$41,629	\$43,134

**REAL ESTATE MONTANA & Co.**  
commercial investment retail

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Butte, Montana

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## Our Mission:

Provide the foundation to transform real estate concepts into successful community assets.

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