

FOR SALE

4780 N Reserve St, Missoula, MT 59808

\$650,000



- Unique business opportunity to purchase Taco Time building and Franchise
- Located N. Reserve St. Missoula, MT
- Long Term Ground Lease includes a sub-let property income with Popeyes Chicken.
- Quick Serve & Drive Thru
- Two blocks south of 1-90
- Missoula's highest Traffic counts

Traffic Counts

- North Reserve St : ADT 2018 32,480

	1 Mile	3 Mile	5 Mile	10 Mile
POPULATION				
2019 Estimated	2,373	25,941	72,029	101,034
2024 Projected	2,488	27,019	74,855	104,987
HOUSEHOLDS				
2019 Estimated	1,134	12,392	33,173	44,924
2024 Projected	1,207	13,197	35,305	47,825
INCOME				
Average Income	\$52,627	\$57,476	\$65,194	\$71,812
Median Income	\$53,673	\$49,427	\$52,839	\$57,765

REAL ESTATE MONTANA & Co.
 commercial investment retail

Our Mission:

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

Missoula, Montana

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