

Missoula, Montana

# FOR SALE

3800 S Russell

\$350,000



## Details

- Rare large parcel in vibrant neighborhood
- Unique commercial development property
- High traffic area in shopping center

## Traffic Counts

- Russell St btwn 34th & 39th St: 10,738
- 39th St btwn Pittman Dr & Russell St: 12,627

## Demographics

POPULATION	1 Mile	3 Mile	5 Mile	10 Mile
2021 Estimated	9,112	54,933	83,405	105,683
2026 Projected	9,307	56,670	86,922	110,781
HOUSEHOLDS	1 Mile	3 Mile	5 Mile	10 Mile
2021 Estimated	4,135	24,527	37,570	46,630
2026 Projected	4,309	25,857	39,988	49,911
INCOME	1 Mile	3 Mile	5 Mile	10 Mile
Average Income	\$89,997	\$74,513	\$72,363	\$75,937
Median Income	\$60,074	\$55,394	\$56,411	\$60,067

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

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**Our Mission:**

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

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