

Polson, Montana

# FOR SALE

109 Anchor Way

\$1,250,000



## Property Details

- Beautiful views of Flathead Lake/ Mission Mountains
- 1.53 acre parcel off US 93
- Well established restaurant
- Liquor License/FF&E included
- Ideal for restaurant, hospitality or retail
- Excellent parking
- Great visibility
- Easily accessible
- High traffic counts
- Within 2 blocks of Walmart, McDonalds, Murdoch's , Safeway and others

## Demographics

POPULATION	3 Mile	5 Mile	10 Mile	15 Mile
2020 Estimated	6,555	8,387	14,267	20,197
2025 Projected	6,975	8,916	15,056	21,002
HOUSEHOLDS	3 Mile	5 Mile	10 Mile	15 Mile
2020 Estimated	2,897	3,695	5,969	8,297
2025 Projected	2,986	3,806	6,108	8,373
INCOME	3 Mile	5 Mile	10 Mile	15 Mile
Average Income	\$58,784	\$65,053	\$66,105	\$66,317
Median Income	\$46,872	\$49,613	\$50,605	\$51,900

## Traffic Counts

US 93 btwn Violet Ln & Anchor Way : 15,305  
 US 93 btwn Hillcrest & Country Club: 17,469

**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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