

FOR SALE

1418-1440 W Broadway St

\$1,370,000



Property Details

- Rare development opportunity
- .72 acre parcel in a prime location
- 31,189 square feet
- High traffic counts
- Combination of three parcels
- Devisable depending on user
- In Missoula's Urban Renewal District
- Tax incentives to developers
- "Gateway to Downtown"
- Close proximity and access to Clark Fork River, Downtown parks and public transportation

Demographics

POPULATION	1 Mile	3 Mile	5 Mile	10 Mile
2020 Estimated	13,314	61,342	86,990	105,055
2025 Projected	13,929	64,059	90,675	109,605
HOUSEHOLDS	1 Mile	3 Mile	5 Mile	10 Mile
2020 Estimated	6,729	28,705	39,162	46,223
2025 Projected	7,170	30,521	41,584	49,124
INCOME	1 Mile	3 Mile	5 Mile	10 Mile
Average Income	\$47,896	\$63,301	\$73,825	\$77,410
Median Income	\$41,673	\$50,370	\$58,500	\$61,526

Traffic Counts

W Broadway btwn Burns & Cowper : 20,582
W Broadway St S of Mullan Rd : 23,736

REAL ESTATE
MONTANA & Co.
commercial investment retail

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Missoula, Montana

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