

GRANT CREEK TOWNE CENTER

3275 NORTH RESERVE STREET • MISSOULA • MONTANA • 59808



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FOR LEASE

PROPERTY SPECS

- \$19.00–\$23.00 PSF
- \$3.23 PSF NNN
- Prime Retail Location with immediate access to Broadway Street
- Excellent National Co-Tenancy and Anchors
- High Traffic Location

CO-TENANTS



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2017 ESTIMATED POPULATION	5,289	38,614	79,329
2022 PROJECTED POPULATION	5,783	41,289	83,580

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2017 ESTIMATED HOUSEHOLDS	2,507	18,260	34,757
2022 PROJECTED HOUSEHOLDS	2,751	19,532	36,741
2017 EST. AVERAGE HH INCOME	\$49,876	\$52,278	\$60,489
2017 EST. MEDIAN HH INCOME	\$39,126	\$36,584	\$41,654
2017 EST. PER CAPITA INCOME	\$23,904	\$24,790	\$27,097

CONTACT:

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JOE COOLEY

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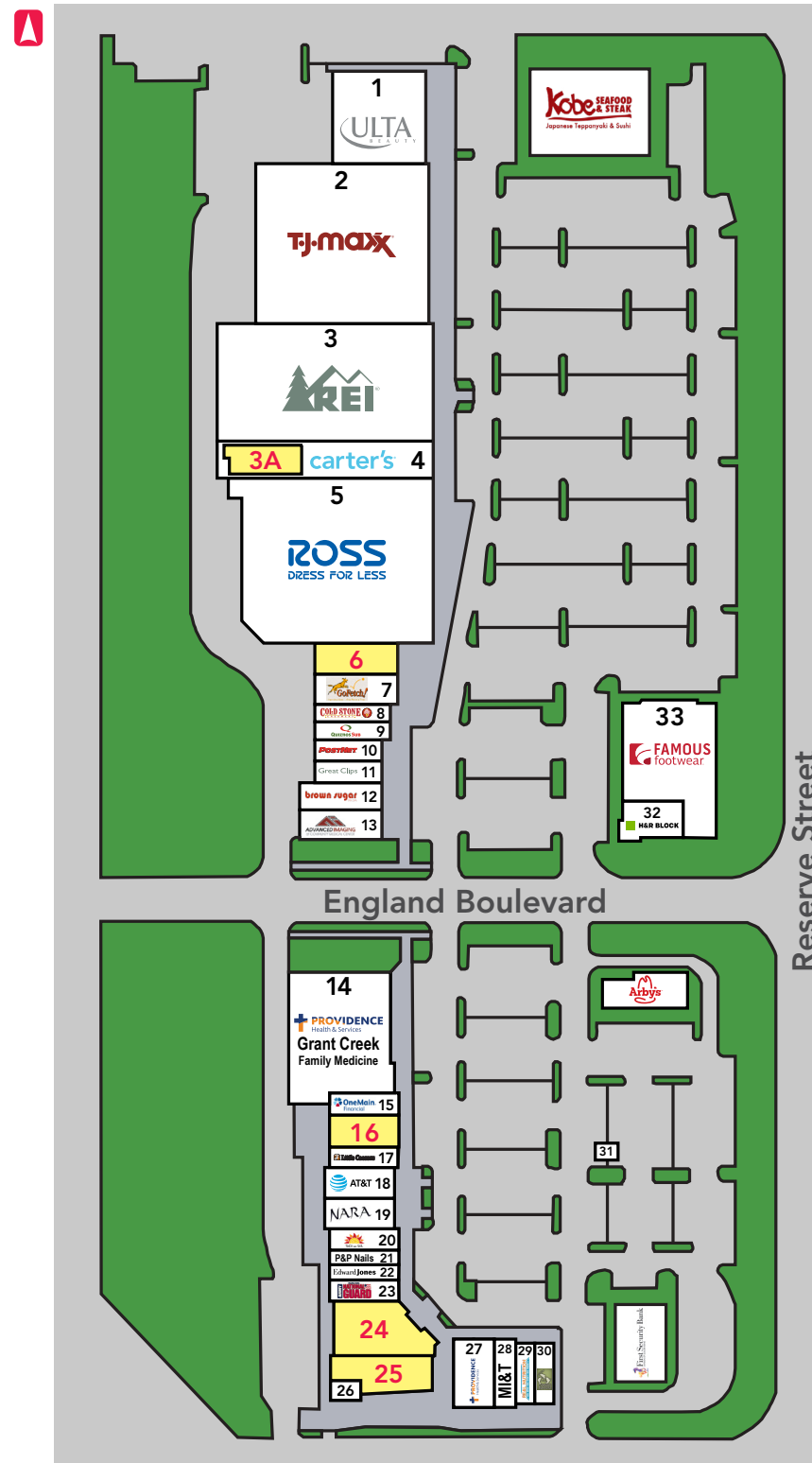
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SUITE	TENANT	SF
1	ULTA	9,129
2	TJ Maxx	28,000
3	REI	23,535
3A	AVAILABLE	3,223
4	Carter's	4,417
5	Ross	29,974
6	AVAILABLE	2,430
7	Go Fetch	2,410
8	Cold Stone Creamery	1,233
9	Quiznos Sub	1,233
10	PostNet	1,310
11	Great Clips	1,365
12	Brown Sugar Spa	1,924
13	Advanced Imaging	2,405
14	Providence Health	12,000
15	OneMain Financial	1,200
16	AVAILABLE - FORMER RESTAURANT SPACE	1,800

SUITE	TENANT	SF
17	Little Caesar's Pizza	1,200
18	AT&T	1,800
19	Nara Korean BBQ	1,800
20	Taco del Sol	1,200
21	P&P Nails	900
22	Edward Jones	900
23	Montana National Guard	1,200
24	AVAILABLE	4,200
25	AVAILABLE	3,158
26	Rankin Landscape Service	645
27	Providence Health	2,418
28	Mountain Ink & Toner	1,300
29	Real Nutrition	1,260
30	Blackfoot River Outfitters	1,051
31	Loose Caboose	300
32	H&R Block	2,500
33	Famous Footwear	10,000



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