

# Commercial Opportunity

3541 Harrison Avenue

\$700,000



## Project Details

- 2.25 Acre High Profile Location
- Available: Hospitality, Retail, Mid-Box Shop Space, and Restaurant Pad with Drive Through Availability
- Zoned Community Commercial
- Captive Trade Area with Existing Residential Base

## Traffic Counts

- Harrison Ave S of Holmes: 20,540
- Harrison Ave N of Holmes: 18,300

## Demographics

POPULATION	1 Mile	15 Mile	30 Mile
2013 Estimated	3,830	35,252	51,407
2018 Projected	3,964	36,445	53,129
HOUSEHOLDS	1 Mile	15 Mile	30 Mile
2013 Estimated	1,707	15,357	22,290
2018 Projected	1,769	15,907	23,055
INCOME	1 Mile	15 Mile	30 Mile
Average Income	\$46,714	\$49,552	\$50,019
Median Income	\$40,013	\$41,755	\$41,338

REAL ESTATE

MONTANA & CO.

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Butte, Montana

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## Our Mission:

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

www.realmt.com

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