

# FOR LEASE

**FORMER FEDEX BUILDING**  
2033 US HIGHWAY 2E, KALISPELL, MT 59901

## Highlights:

- Free Standing approximately 9,000 SF Building
- Side Loading
- 14 foot clear height in the warehouse
- Next to McDonald's
- Approximately 29,403 SF lot
- Rear Loading
- Former Fed Ex building
- Warehouse and offices



## 2020 ADT Traffic Counts:

- US HWY 2E: 24,144
- State Highway 35: 15,573

### Scott Duhs

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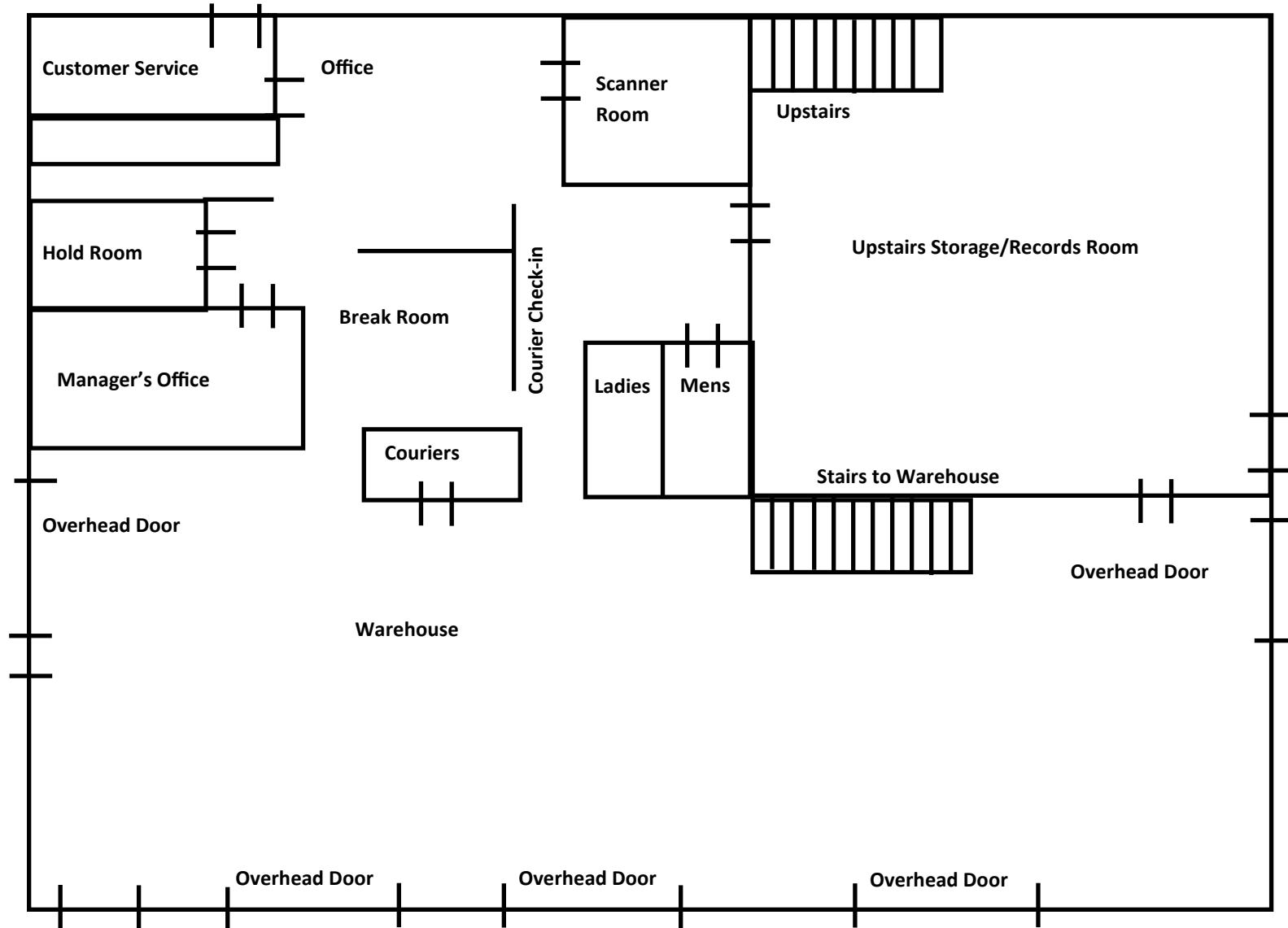


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# FLOOR PLAN

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# PHOTOS

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Back of Building



Side of Building

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# AERIAL

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North American Branch & Local Expertise



# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2020 Estimate</b>	4,141	30,807	43,800
2025 Projection	4,511	33,569	47,885
Growth 2020 - 2025	8.94%	8.97%	9.33%
Growth 2010 - 2020	14.14%	14.43%	17.26%
Median Age	38.00	39.00	39.30
<b>2019 Population By Race</b>			
White	3,873 93.57%	28,957 93.99%	41,274 94.23%
Black	13 0.31%	90 0.29%	123 0.28%
Am. Indian & Alaskan	74 1.79%	500 1.62%	682 1.56%
Asian	30 0.07%	338 1.10%	468 1.70%
Hawaiian & Pacific Island	3 0.07%	24 0.08%	32 0.07%
Other	147 3.55%	897 2.91%	1,221 2.79%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	4,010 96.84%	29,804 96.74%	42,404 96.81%
Hispanic Origin	131 3.16%	1,003 3.26%	1,395 3.18%
<b>Households</b>			
2020 Estimate	1,661	12,855	17,897
2025 Projection	1,801	13,937	19,475
2010 Census	1,465	11,388	15,446
Growth 2020 - 2025	8.43%	8.42%	8.82%
Growth 2010 - 2020	13.38%	12.88%	15.87%
2019 Average Household Size	2.50	2.30	2.40
<b>2020 Avg Household Income</b>	\$47,833	\$63,150	\$70,862
<b>2019 Occupied Housing</b>			
Owner Occupied	1,215 73.15%	8,152 63.42%	11,809 65.98%
Renter Occupied	446 28.85%	4,703 36.58%	6,088 34.02%
<b>2020 Median Home Value</b>	\$120,349	\$229,400	\$248,802



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