

FOR LEASE

FREE STANDING BUILDING

1431 MONTANA HIGHWAY 35, KALISPELL, MT 59901

Highlights:

- Free Standing 11,830 SF Building
- Over 50 Parking stalls
- Excellent frontage Montana Highway 35
- Pole signage available
- Former Halloween store
- Available December 1, 2021

2020 ADT Traffic Counts:

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

Scott Duhs

Partner

Scott@duhscommercial.com

858.245.7217

CA Lic. # 01048874

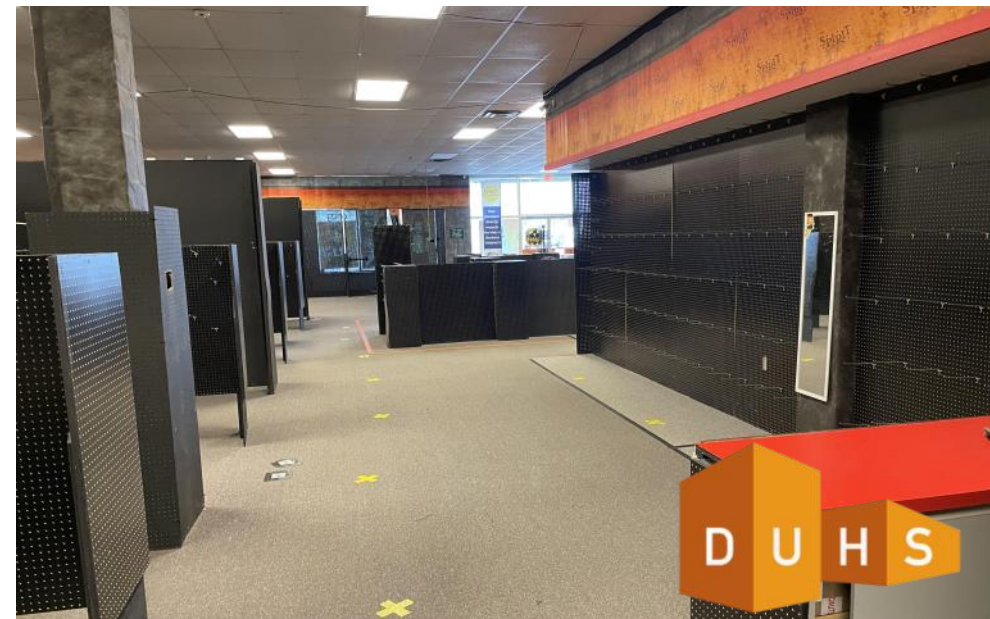


INTERIOR PHOTOS

FREE STANDING BUILDING
1431 MONTANA HIGHWAY 35, KALISPELL, MT 59901



Warehouse



PHOTOS

FREE STANDING BUILDING 1431 MONTANA HIGHWAY 35, KALISPELL, MT 59901



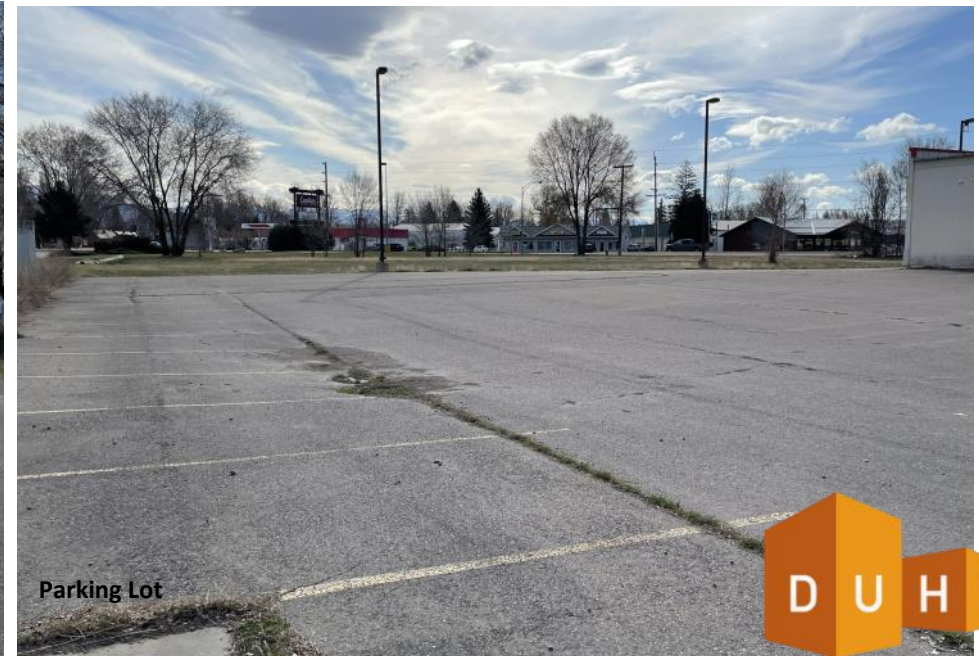
Front



Side



Back



Parking Lot

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



AERIAL

FREE STANDING BUILDING

1431 MONTANA HIGHWAY 35, KALISPELL, MT 59901

2020 ADT Traffic Counts:

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



Scott Duhs

Partner

Scott@duhscommercial.com

858.245.7217

CA Lic. # 01048874



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



DEMOGRAPHICS

FREE STANDING BUILDING
1431 MONTANA HIGHWAY 35, KALISPELL, MT 59901

	1 Mile	3 Mile	5 Mile
Population			
2020 Estimate	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
2019 Population By Race			
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%
Population by Hispanic Origin			
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%
Households			
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
2020 Avg Household Income	\$47,833	\$63,150	\$70,862
2019 Occupied Housing			
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%
2020 Median Home Value	\$120,349	\$229,400	\$248,802

