

# FOR LEASE

**FORMER CHURCH BUILDING**  
221 MAIN STREET, KALISPELL, MT 59901

## Highlights:

- Heart of Downtown Kalispell
- Historical Building with very usable floor plans
- Former Church space (great for Co-Op Work, Restaurant, Real Estate Office, Boutique Store, Church)
- Ground floor -2750 SF
- Basement- 1500 SF
- Total—4,250 SF

## Traffic Counts:

- South Main St. = 16,924
- 1st Ave. East = 5,821

## Craig Duhs

Partner

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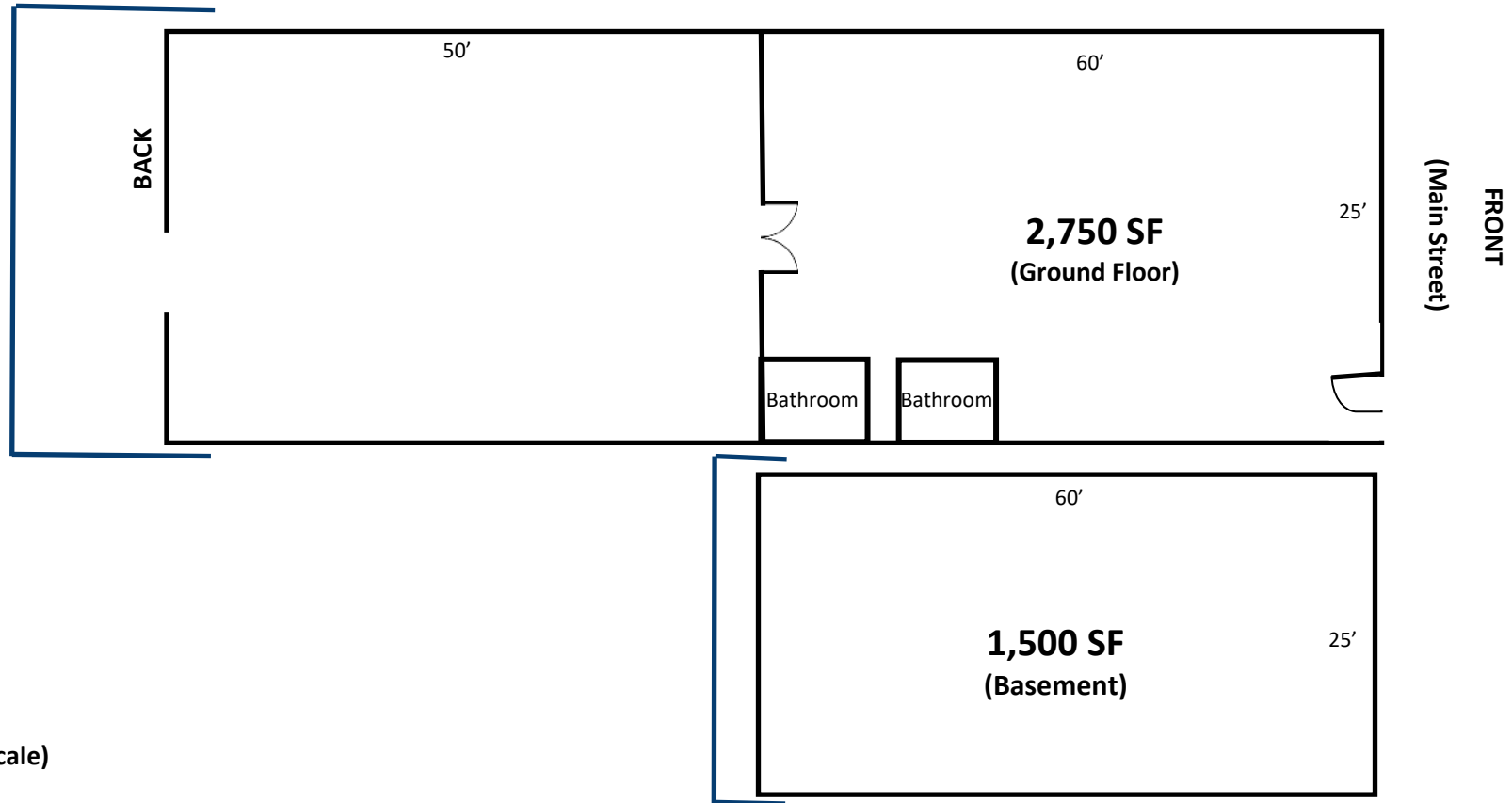


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BROKERAGE • INVESTMENT • DEVELOPMENT



# FLOOR PLAN

FORMER CHURCH BUILDING  
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(Not to Scale)

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# DEMOGRAPHICS

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|                                      | 1 Mile        | 3 Mile        | 5 Mile        |
|--------------------------------------|---------------|---------------|---------------|
| <b>Population</b>                    |               |               |               |
| <b>2020 Estimate</b>                 | 10,838        | 34,911        | 43,633        |
| 2025 Projection                      | 11,712        | 38,181        | 47,663        |
| Growth 2020 - 2025                   | 8.06%         | 9.37%         | 9.24%         |
| Growth 2010 - 2020                   | 7.92%         | 17.57%        | 16.53%        |
| <b>2019 Population By Race</b>       |               |               |               |
| White                                | 10,044 92.67% | 32,806 93.97% | 41,125 94.25% |
| Black                                | 37 0.34%      | 108 0.31%     | 1234 0.28%    |
| Am. Indian & Alaskan                 | 222 2.05%     | 540 1.55%     | 662 1.52%     |
| Asian                                | 148 1.37%     | 413 1.18%     | 447 1.09%     |
| Hawaiian & Pacific Island            | 11 0.10%      | 30 0.09%      | 33 0.08%      |
| Other                                | 337 3.48%     | 1,014 2.90%   | 1,213 2.78%   |
| <b>Population by Hispanic Origin</b> |               |               |               |
| Hispanic Origin                      | 404           | 1,136         | 1,1391        |
| <b>Households</b>                    |               |               |               |
| 2020 Estimate                        | 4,854         | 14,516        | 17,841        |
| 2025 Projection                      | 5,219         | 15,795        | 119,397       |
| 2010 Census                          | 4,551         | 12,528        | 15,493        |
| Growth 2020 - 2025                   | 7.52%         | 8.81%         | 8.72%         |
| Growth 2010 - 2020                   | 6.66%         | 15.87%        | 15.16%        |
| <b>2020 Avg Household Income</b>     | \$53,430      | \$68,417      | \$71,493      |
| <b>Occupied Housing</b>              |               |               |               |
| Owner Occupied                       | 2,323 47.86%  | 9,175 63.21%  | 11,746 65.84% |
| Renter Occupied                      | 2,531 52.14%  | 5,341 36.79%  | 6,094 34.02%  |



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