

FOR LEASE



1200 10TH AVENUE SOUTH

GREAT FALLS, MONTANA 59405 · 7,626 SF INLINE RETAIL — HOLIDAY VILLAGE

LEASE RATE

\$18.00/SF/YR

SPACE

±7,626 SF

TRAFFIC

±43,000 VPD

MALL VISITS

2.6M / YR

PROPERTY OVERVIEW

Proposed ±7,626 SF inline retail space in one of Great Falls' busiest retail corridors, with a new dedicated entrance between Harbor Freight and Boot Barn at Holiday Village Mall. The center is anchored by Harbor Freight, Boot Barn and FitLife, with Hobby Lobby, PetSmart and Scheels nearby. Prominent building signage, excellent visibility and convenient customer parking.

PROPERTY HIGHLIGHTS

- ±7,626 SF inline retail space
- New dedicated entrance (proposed)
- Anchored by Harbor Freight, Boot Barn and FitLife
- Near Hobby Lobby, PetSmart and Scheels
- ±43,000 vehicles per day on 10th Ave S
- Adjacent mall: 2.6M annual visits (Placer.ai)
- Prominent building signage
- Convenient customer parking

Space and entrance are proposed; final layout subject to landlord and tenant design. Traffic and foot-traffic figures are approximate. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK

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CATALYST COMMERCIAL REAL ESTATE SERVICES

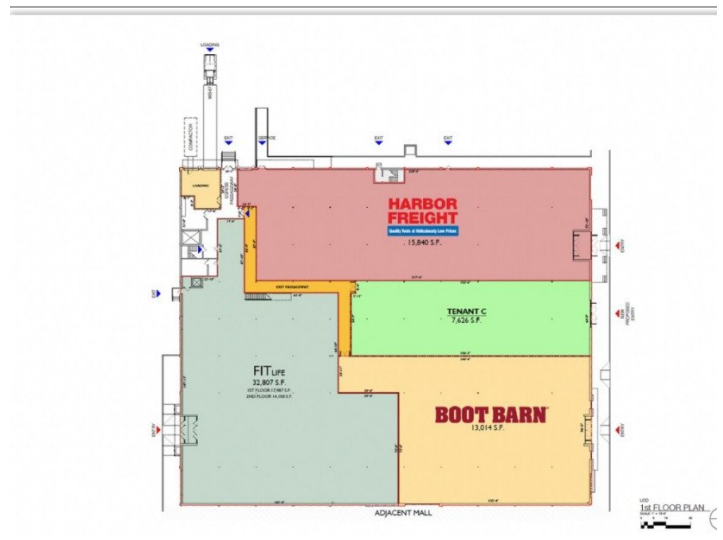
21 3rd Street N, Suite 5A, Great Falls, MT 59401



CENTER AERIAL AND NEARBY RETAILERS

PROPERTY DETAILS

ADDRESS	1200 10th Avenue South
CITY / COUNTY	Great Falls / Cascade County, MT
CENTER	Holiday Village Mall area
CORRIDOR	10th Avenue South
TRAFFIC COUNT	±43,000 VPD
FOOT TRAFFIC	2.6M annual mall visits



PROPOSED FLOOR PLAN — TENANT C

LEASE RATE	\$18.00 / SF / yr
RENTABLE AREA	±7,626 SF
SPACE TYPE	Inline retail
ENTRANCE	New dedicated entrance (proposed)
CO-TENANTS	Harbor Freight, Boot Barn, FitLife
PARKING	Shared surface lot

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