

SINGLE-TENANT NNN INVESTMENT OFFERING

SHELBY, MT FAMILY DOLLAR



INVESTMENT HIGHLIGHTS

- Site Size: 0.90 Acres
- Parcel No.: 21-4424-21-2-02-03-0000
- Zoning: Commercial
- Year Built: 2021
- Total Building SF: 10,500
- Tenant: Family Dollar, Inc
- Lease Service: NNN
- Lease Term Remaining: +/- 5.5 Years, plus renewal options
- NOI: \$122,430
- Sales Price: Please Contact Brokers

**1980 WEST ROOSEVELT HWY
SHELBY, MT 59474**



CONFIDENTIALITY AGREEMENT/ REQUEST DOCUMENTS

High Bridge Commercial has entered a co-broker partnership with Trinity Real Estate Advisors, who is licensed in Montana and serves as Broker of Record for this listing.

Steve Zeier

BROKER / OWNER
406-670-6969
steve@trinityremt.com



PRESENTED BY:



HIGH BRIDGE
COMMERCIAL REAL ESTATE

Rob Lindsey

Principal Broker
801-941-1064
rob@highbridgecomre.com

Brandon Lindsey

Vice President
435-237-1750
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EXECUTIVE SUMMARY

Shelby, MT– High Bridge Commercial, in partnership with Trinity Real Estate Advisors, is pleased to present the opportunity to acquire the Single-Tenant Retail Investment Property at 1980 West Roosevelt HWY, Shelby, MT ("The Property"). The Property is occupied by Family Dollar, Inc., and is secured by a long-term lease.

The Property is zoned Commercial and is situated immediately off of the Freeway Exit 363 on I-15. Being only 36 miles from the Canadian border, the store serves both the local population as well as cross-border regional traffic.

Shelby is the county seat of Toole County, Montana, and its economy is strongly based in agriculture, including farming and ranching.



POPULATION & GROWTH

- Current Population: **3,312**
- 5-Year Forecast: **3,447**
- Growth Rate: **4.13%**
- Density: **795/sq mi**
- Households: **1,159**



INCOME PROFILE

- Median HH Income: **\$52,980**
- Average HH Income: **\$80,890**
- Total HH Income: **\$93.8M**
- Per Capita: **\$28,307**

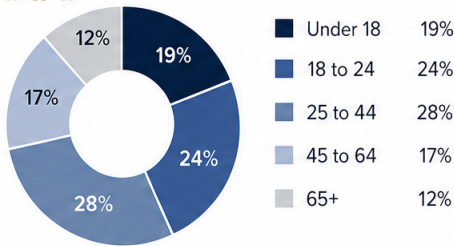


HOUSEHOLD COMPOSITION

- Owner Occupied: **724 (62%)**
- Renter Occupied: **435 (38%)**
- Avg HH Size: **1.78**



AGE DISTRIBUTION



EMPLOYMENT SUMMARY

- Labor Force: **1,724**
- Employment: **1,583**
- Unemployment Rate: **8.2%**
- Top Employment Sectors:



KEY SPENDING POTENTIAL (INDEX)

- Housing: **94**
- Groceries: **97**
- Utilities: **93**
- Health Care: **101**
- Dining Out: **96**
- Apparel: **89**
- Entertainment: **92**



Source: ESRI Community Profile

Data Updated: May 2024

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MAP



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REAL ESTATE ADVISORS

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