



FOR LEASE



## 2024 US-2 HWY EAST

### Freestanding Retail Space

66,315 SF on a 8.52 Acre Lot  
with Additional PAD Site (Divisible) | Call for Rates

2024 US-2 E, Kalispell, MT 59901

- This freestanding retail building has great visibility and easy access at the intersection of Highway 2 and Highway 35.
- “As-Is, Where-Is” Condition
- This site is zoned [B3 \(Core Area Business\)](#), this zoning allows for athletic clubs, auto parking, banking, car wash, daycare/education, light food processing, housing, hotel, office, recreation, restaurants, or retail.

### KAREN BUSTEED

Senior Vice President | Licensed in OR  
503-380-8448 | kbusteed@capacitycommercial.com

### KEVIN CREMER

Licensed in CO, MT, WA, & ID  
406-281-4925 | kevin.cremer@jll.com

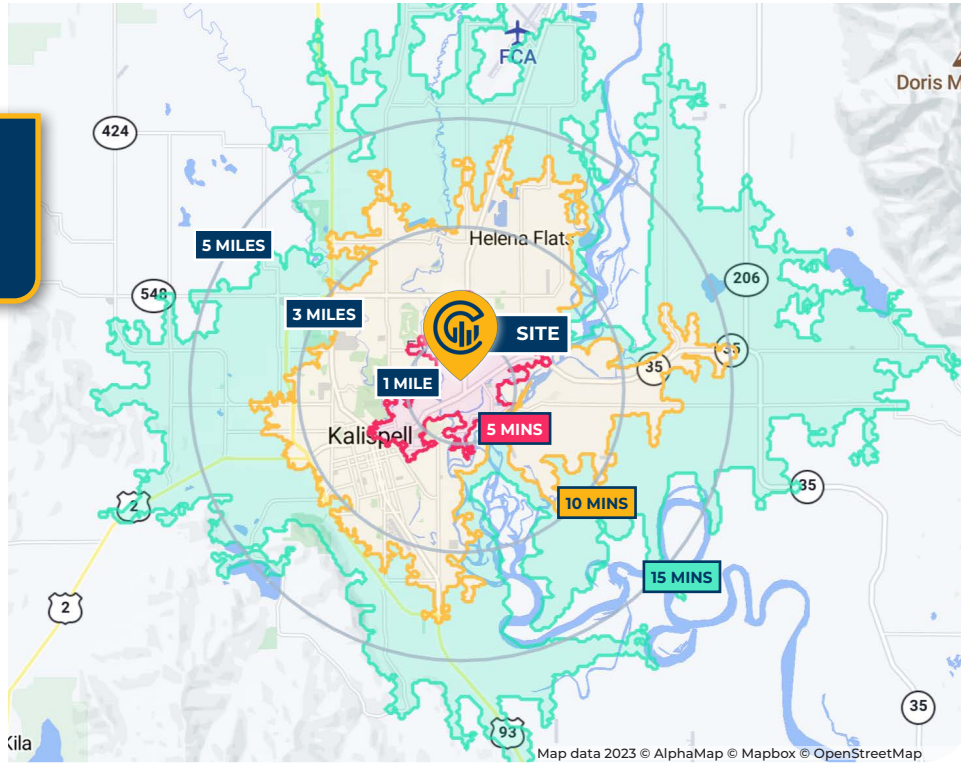








# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	3,476	30,890	48,173
2028 Projected Population	3,918	35,148	57,612
2020 Census Population	3,201	29,578	43,697
2010 Census Population	3,012	27,042	37,416
Projected Annual Growth 2023 to 2028	2.5%	2.8%	3.9%
Historical Annual Growth 2010 to 2023	1.2%	1.1%	2.2%
Households & Income			
2023 Estimated Households	1,337	12,679	18,951
2023 Est. Average HH Income	\$73,782	\$87,933	\$94,312
2023 Est. Median HH Income	\$64,351	\$64,344	\$71,534
2023 Est. Per Capita Income	\$28,460	\$36,381	\$37,299
Businesses			
2023 Est. Total Businesses	198	2,146	2,554
2023 Est. Total Employees	1,572	17,823	21,281

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

## KAREN BUSTEED

Senior Vice President | Licensed in OR

503-380-8448 | kbusteed@capacitycommercial.com

## KEVIN CREMER

Licensed in CO, MT, WA, & ID

406-281-4925 | kevin.cremer@jll.com



**2024 US-2, KALISPELL, MT**