

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



LEASE RATE
AVAILABLE SF

Rate Provided Upon Request
7,101 SF

Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Former Abercrombie & Fitch — prime, high-visibility in-line position
- 7,101 SF with 49'6" prominent storefront frontage
- Montana's largest enclosed mall; no comparable in-market competitor
- Anchored by Dillard's, JCPenney, Dunham's Sports, and AMC 10-screen cinema
- West End Billings growth corridor · 1 mile off I-90
- No Montana state sales tax
- Flexible terms - space available now
- Total Building SF is 593,860

OFFERING SUMMARY

Lease Rate:	Rate Provided Upon Request
Available SF:	7,101 SF

LOCATION DESCRIPTION

Premier in-line retail space available at Rimrock Mall, Montana's largest enclosed shopping center. Suite E02A previously housed Abercrombie & Fitch, occupying one of the mall's most prominent and highly trafficked positions. This location offers high visibility, storefront presence, and proximity to anchor-driven foot traffic. The 7,101 SF space offers 49'6" of prominent storefront frontage, making it well suited for a national or regional retail, apparel, or experiential concept looking to establish a flagship-caliber presence in the Billings market.

Positioned in Billings' fast-growing West End retail corridor just off I-90, Rimrock Mall draws shoppers from across Montana, Northern Wyoming, and Western Dakotas, anchored by Dillard's, JCPenney, Dunham's Sports, and a 10-screen AMC CLASSIC cinema. Montana's lack of a statewide sales tax adds a meaningful tailwind to retail sales performance. Ownership offers flexible terms and a competitive rates for the right concept. Available now. Contact broker for rate and availability.

Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

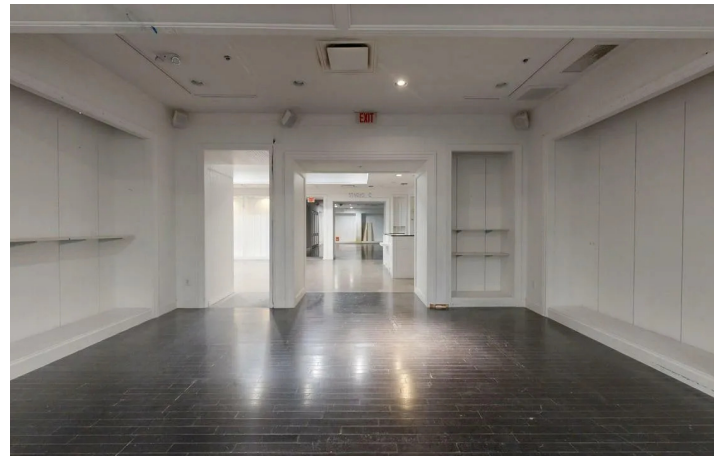
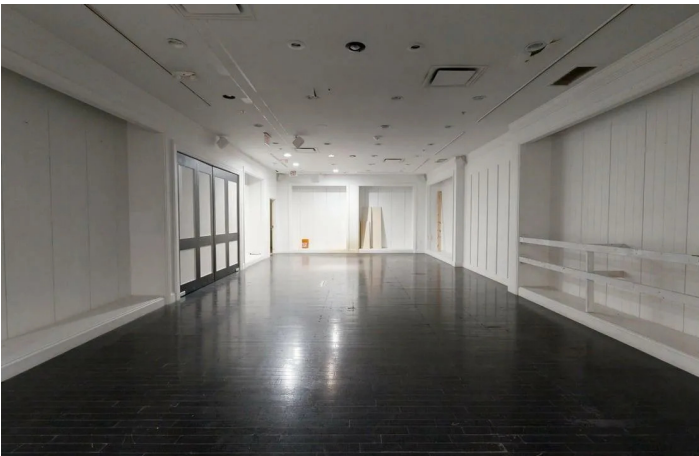


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

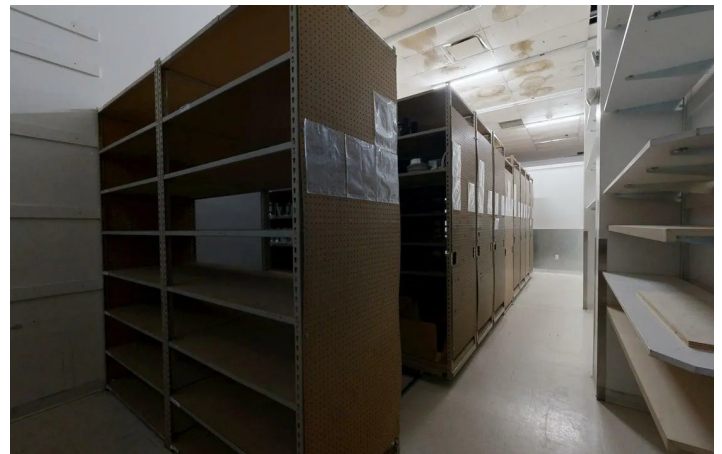
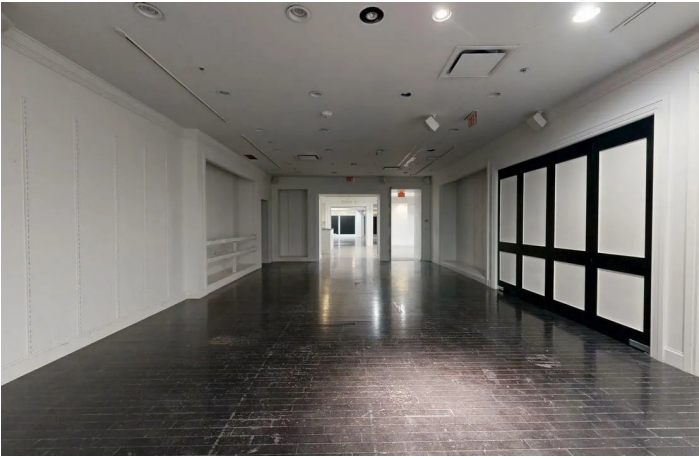


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

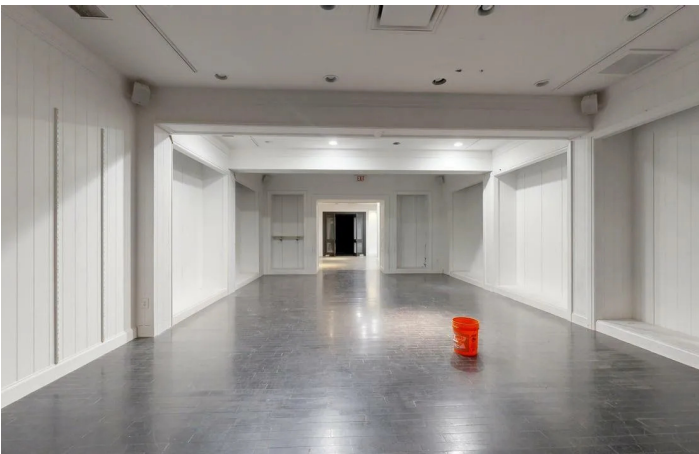
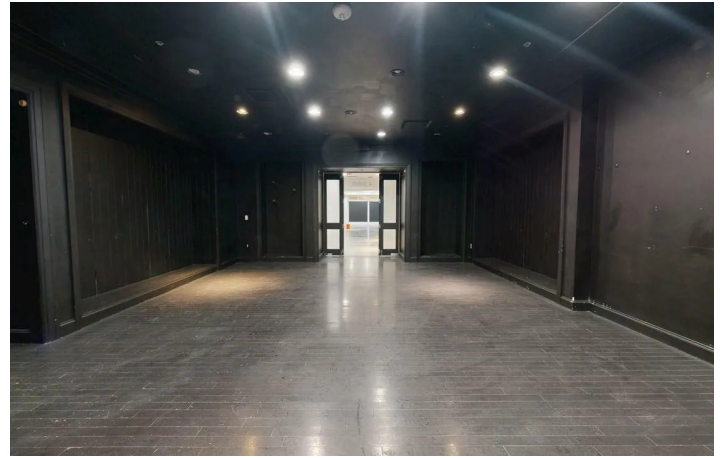


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

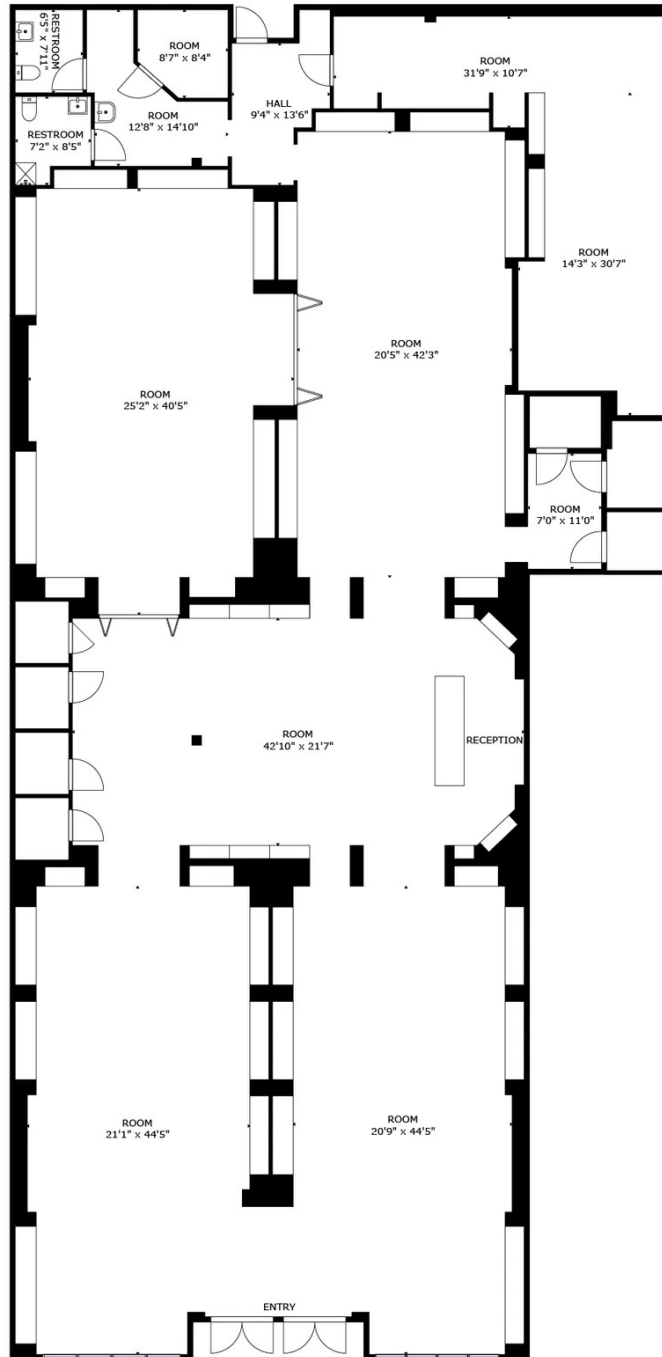


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

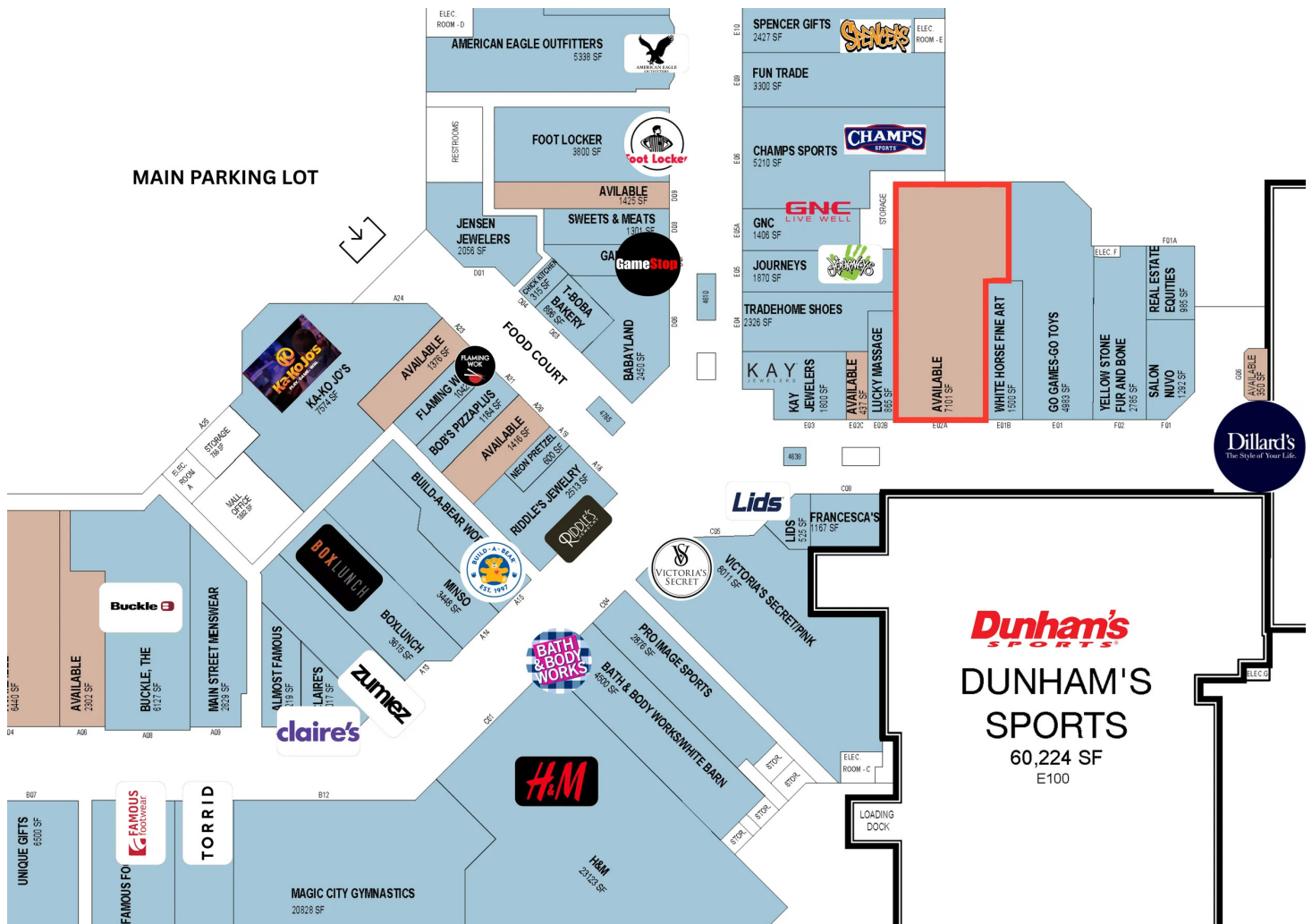


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

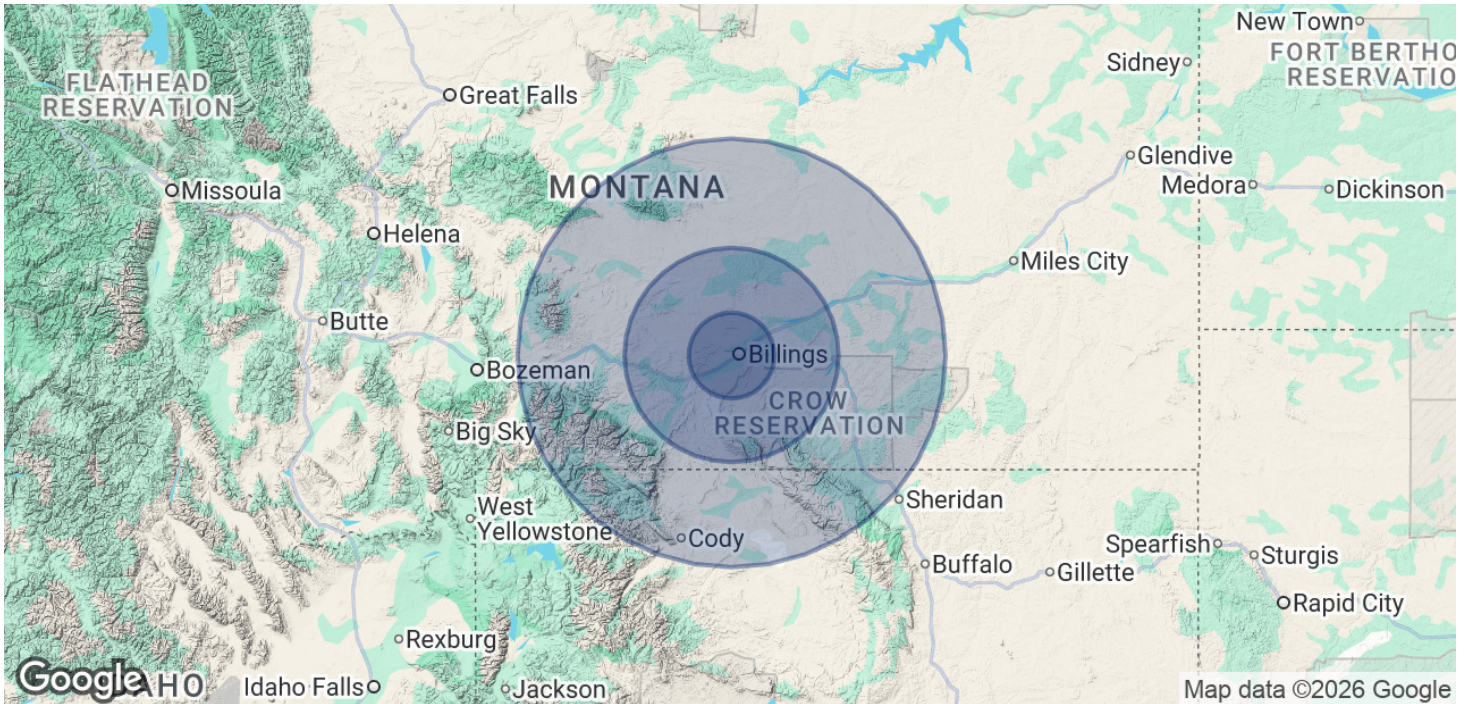


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



POPULATION

	100 MILES	50 MILES	20 MILES
Total Population	280,517	193,530	163,140
Average Age	41.2	40.1	39.4
Average Age (Male)	40.4	39.5	38.6
Average Age (Female)	42	40.8	40.3

HOUSEHOLDS & INCOME

	100 MILES	50 MILES	20 MILES
Total Households	115,625	79,583	67,525
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$96,486	\$101,043	\$102,717
Average House Value	\$355,442	\$354,904	\$358,789

2023 American Community Survey (ACS)

Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

RIMROCK MALL - E02A

300 South 24th Street West Billings, MT 59102



MIKE BRUSCHWEIN

Commercial Realtor

mike@cbcmontana.com

Direct: **(406) 697-6176** | Cell: **(406) 697-6176**

MT #RRE-RBS-LIC-92467

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Zply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Mike Bruschwein

(406) 697-6176

mike@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS