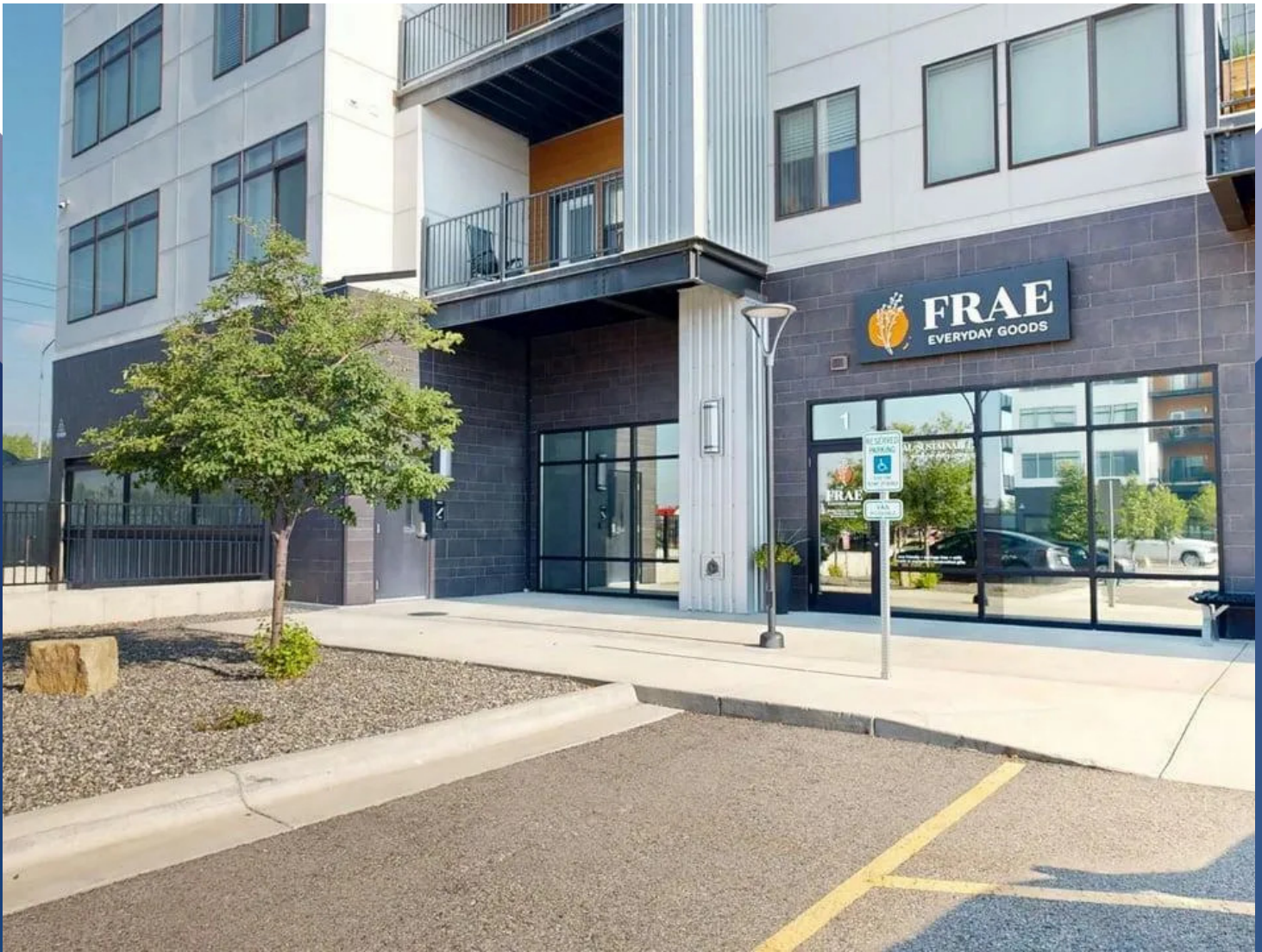


LEASE

115 SHILOH RD, STE 1

115 Shiloh Rd, Ste 1 Billings, MT 59106



LEASE RATE \$20.37 SF/yr

AVAILABLE SF 982 SF

Michael Speidel

(406) 601-9695

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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$20.37 SF/yr
NNN's	\$6.07 SF/yr
Available SF:	982 SF
Lot Size:	61,951 SF

LOCATION DESCRIPTION

Position your business in one of Billings' most desirable retail corridors with this beautifully finished 982 SF retail suite located at Shiloh Commons. Designed with an open, inviting layout, the space offers abundant natural light, modern finishes, a private office, storage area, and flexible back-of-house workspace—making it ideal for boutiques, specialty retail, wellness, beauty, or professional service businesses.

Situated along the highly traveled Shiloh Road corridor, the property benefits from excellent visibility, convenient access, ample parking, and proximity to established retailers, restaurants, healthcare providers, and Montana State University Billings' City College campus. The surrounding area features strong household incomes and continued residential and commercial growth, providing an outstanding customer base for a variety of businesses.

Whether you're launching a new concept or expanding an existing brand, this turnkey retail opportunity offers a premier West End location in one of Billings' fastest-growing commercial districts.

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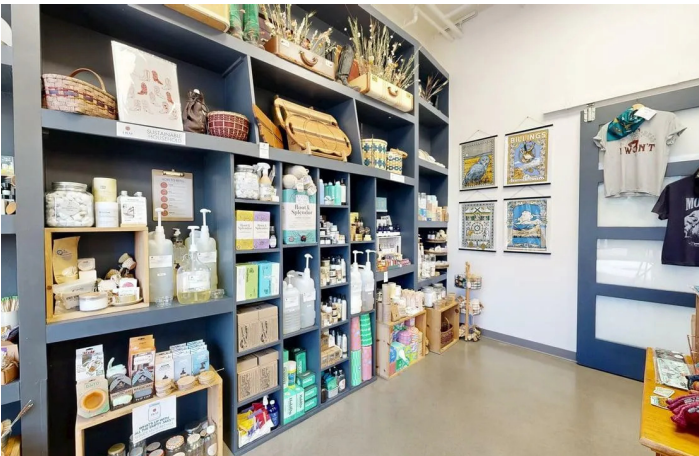


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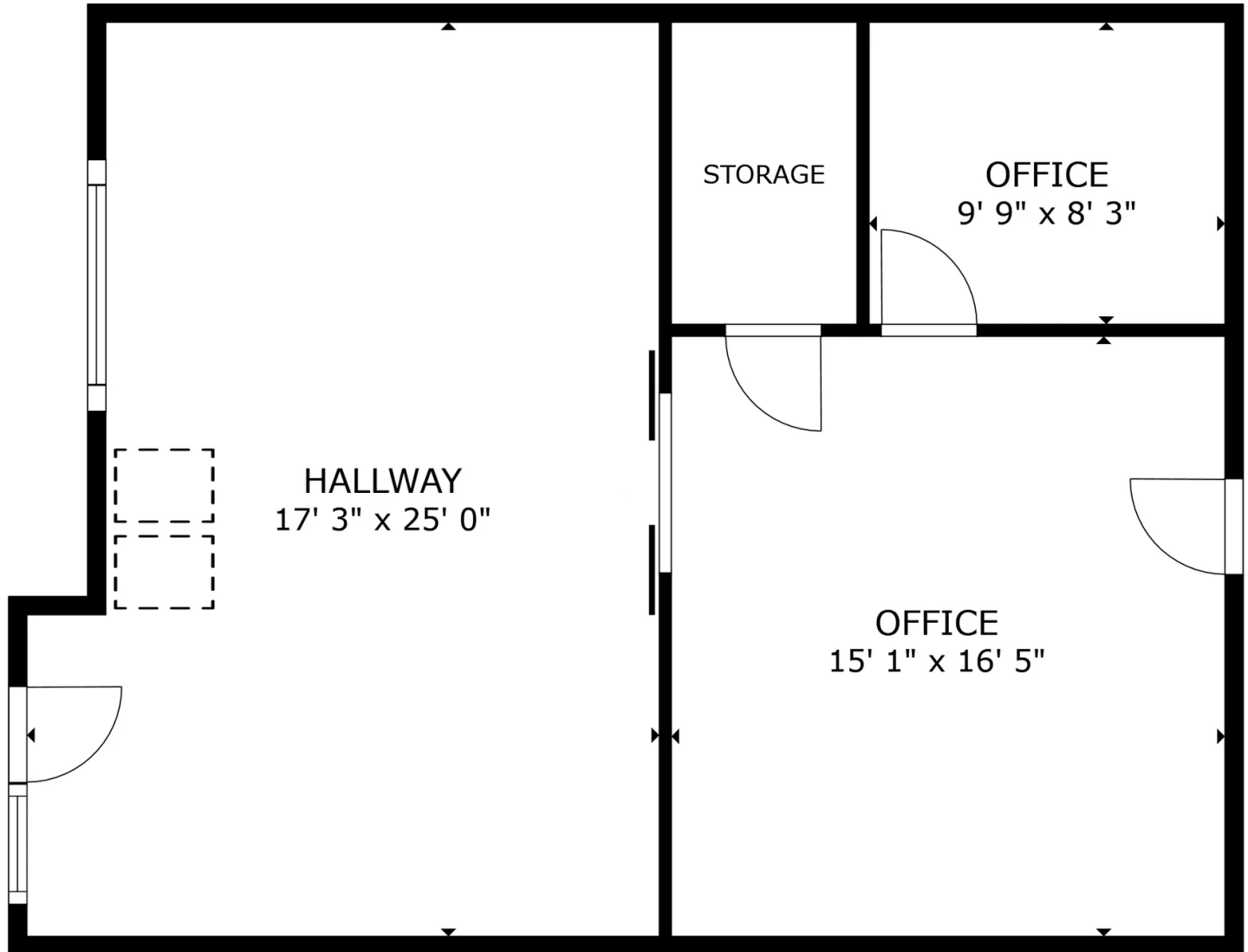


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FLOOR PLAN

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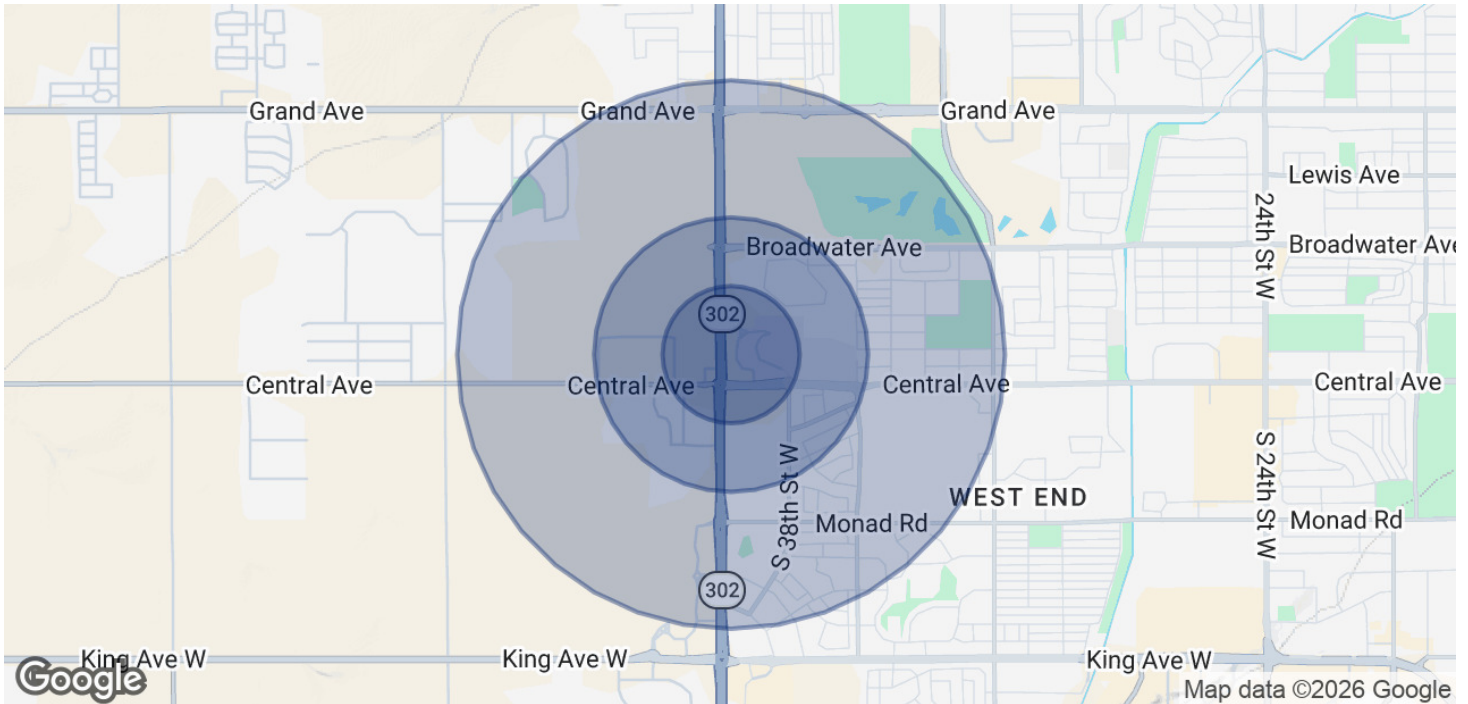


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	399	1,550	6,902
Average Age	45.2	47.5	42.5
Average Age (Male)	39.9	43.5	40.1
Average Age (Female)	47.5	49.4	44.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	174	687	3,096
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$102,359	\$100,761	\$97,582
Average House Value	\$225,551	\$181,986	\$217,366

2023 American Community Survey (ACS)

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MICHAEL SPEIDEL

Commercial Realtor

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Direct: (406) 601-9695 | Cell: (406) 601-9695

MT #RRE-RBS-LIC-109468

PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

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