

# Flathead Lake Retail/Office Build-to-Suit

7285 US 93 South  
Lakeside, Montana



**SterlingCRE**  
ADVISORS





## **SterlingCRE Advisors is pleased to present 7285 US 93 South in Lakeside, Montana.**

In Western Montana, a rare retail/office build-to-suit development opportunity sits on the shore of Flathead Lake at 7285 US Highway 93 in Lakeside, Montana. The site reaps the benefits of Montana's expanding population and popularity. In Western Montana, a rare retail/office build-to-suit development opportunity sits on the shore of Flathead Lake at 7285 US Highway 93 in Lakeside, Montana.

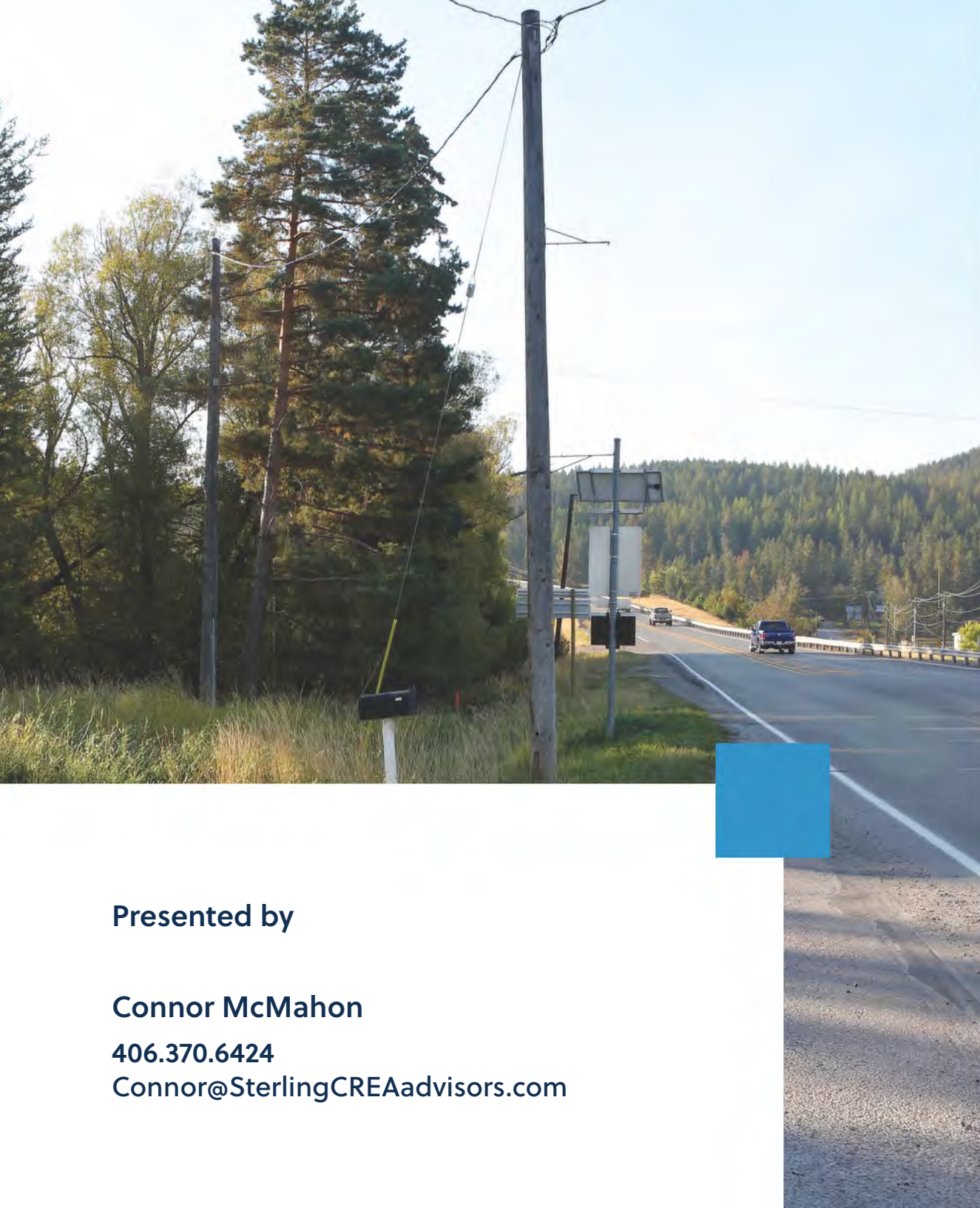
The site reaps the benefits of Montana's expanding population and popularity. The major highway running along the west side of the property brings consistent tourist and resident traffic through the region. Such traffic supports a robust group of nearby retailers, including several coffee huts, a grocery store, restaurants, one bank, and a lumber store. The area has seen rising demand for banking services and medical providers in urgent care and specialty practices.

**Presented by**

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Access to growing number of year round residents and visitors



Easy drive from Kalispell



Highly visible location in the heart of Lakeside retail corridor



Experienced development team + capability to customize the building



Direct access from US 93 South



Yearly average daily traffic count ranges 6,889-9,000 vehicles per day

Asking Rent	TBD depending on scope of work
Parcel Size	±1.04 acres
Zoning	Lakeside Spec Com
GeoCode	07-3705-18-1-02-28-0000
Utilities	Lakeside city water and sewer



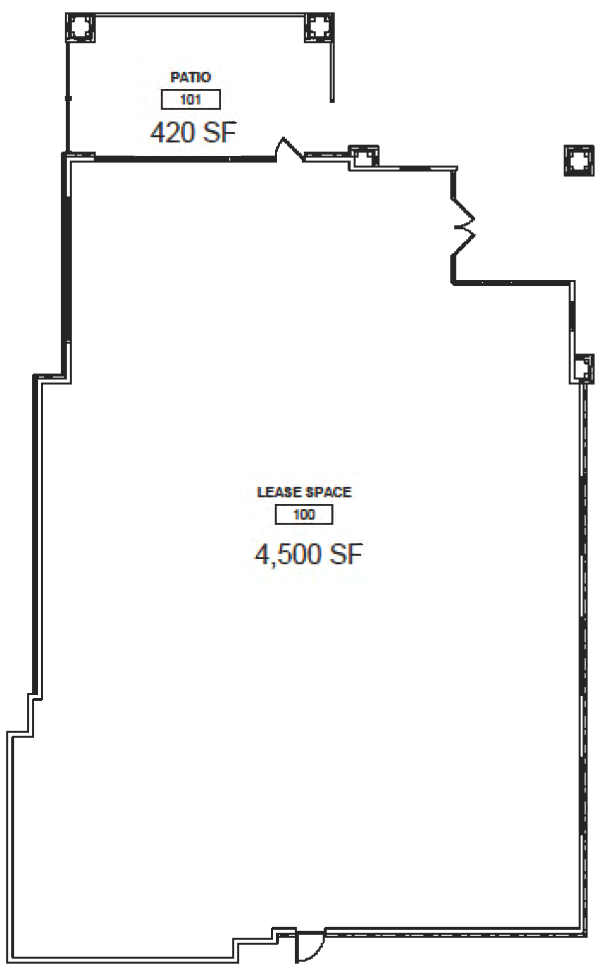


\*Renderings are only conceptual and have not been approved or entitled

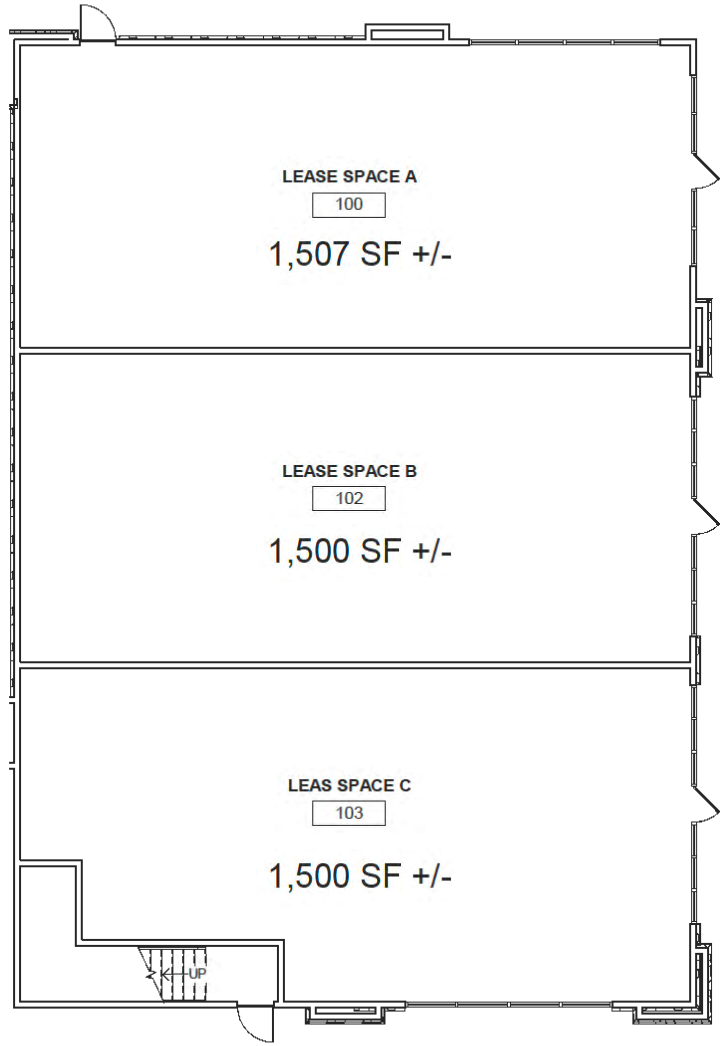


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SINGLE TENANT FLOOR PLAN



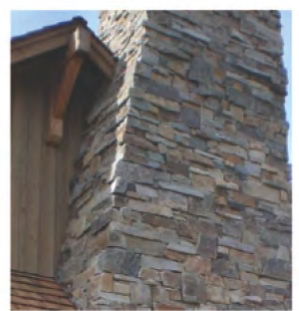
MULTI TENANT FLOOR PLAN



MATERIALS



CORTEN METAL



MONTANA ROCKWORKS MOOSE MOUNTAIN LEDGE



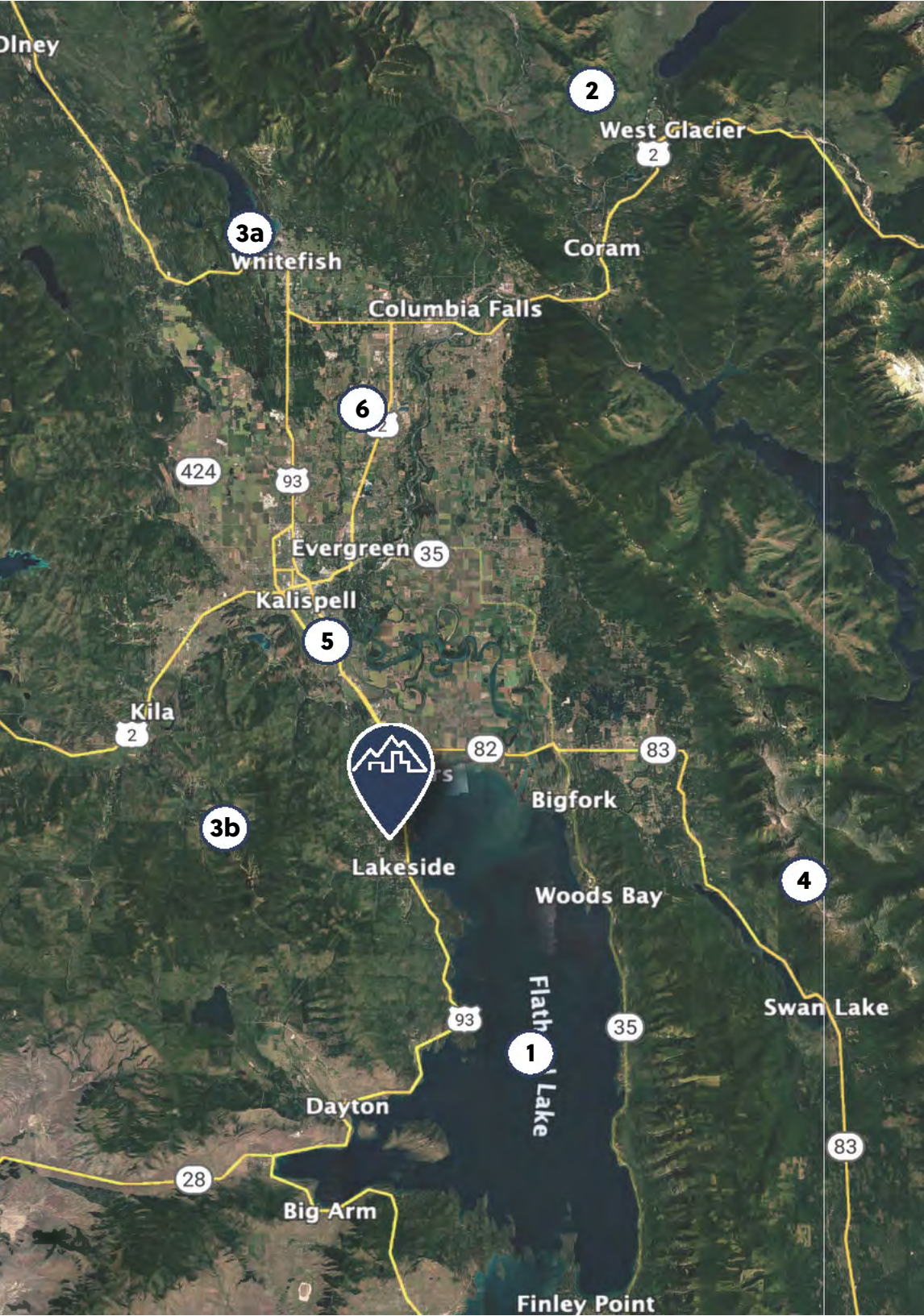
SHERWIN WILLIAMS ENDURING BRONZE 7055



SHERWIN WILLIAMS URBAN JUNGLE 9117

\*Additional buildout configurations for qualified tenants





**1. FLATHEAD LAKE**

The largest freshwater lake west of the Mississippi attracts local and out of town visitors alike.

**2. GLACIER NATIONAL PARK**

One of America's most visited national parks, over 2.3 million visitors toured the park in 2021.

**3a. WHITEFISH RESORT**

Over 380,000 skiers from around the country hit the slopes at this year round resort.

**3b. BLACKTAIL MOUNTAIN**

With 29 runs and an easy drive from Kalispell and Missoula, Blacktail is an increasingly popular ski spot.

**4. FLATHEAD NATIONAL FOREST**

One of Montana's favorite spots for outdoor recreation including hiking, cross country skiing, snowmobiling and ice fishing.

**5. CITY OF KALISPELL**

The Flathead's major city, Kalispell's population has grown 23% over the past decade.

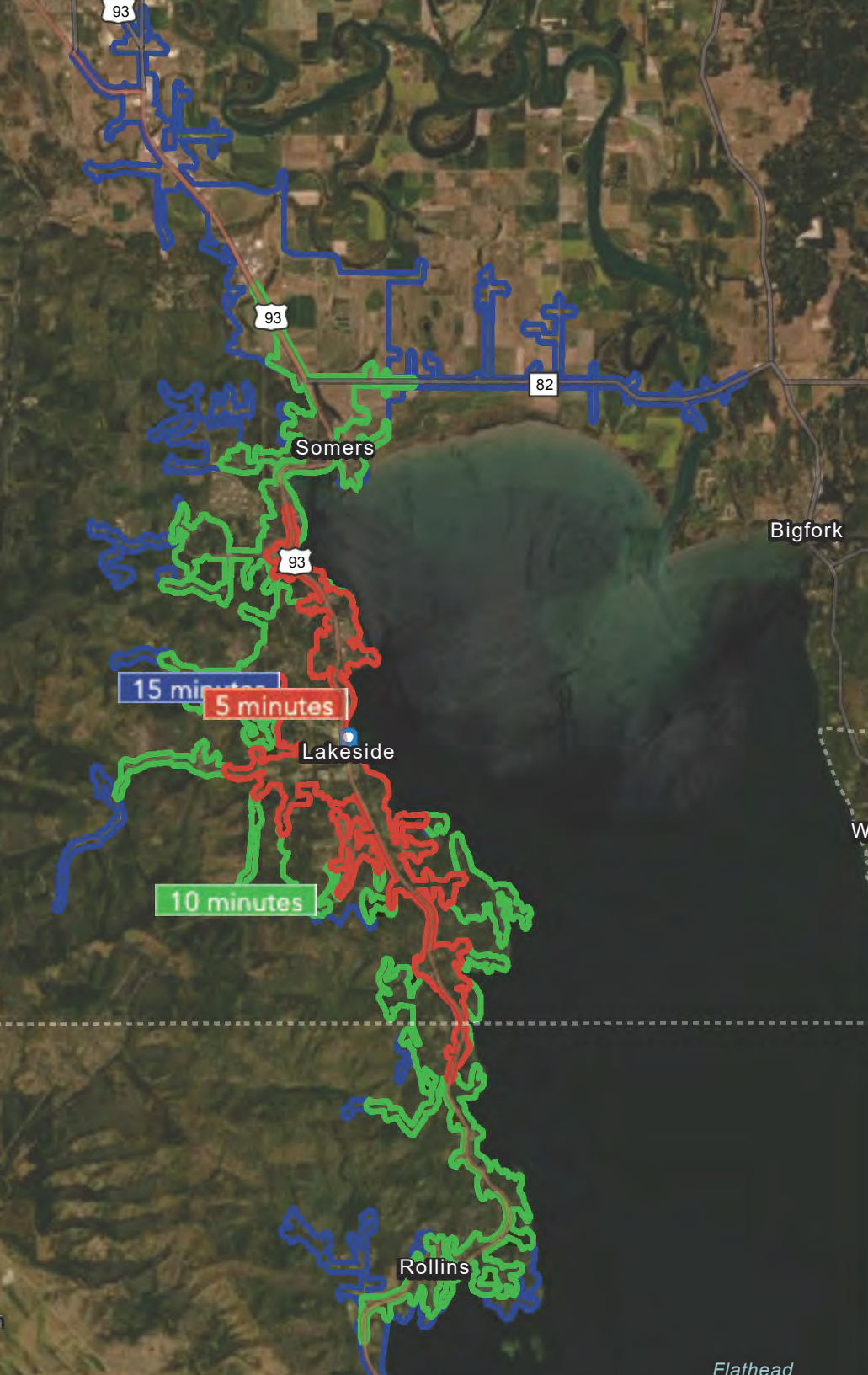
**6. GLACIER INTERNATIONAL AIRPORT**

Over 826,000 passengers in 2021, an 18% increase over prior record-breaking years.



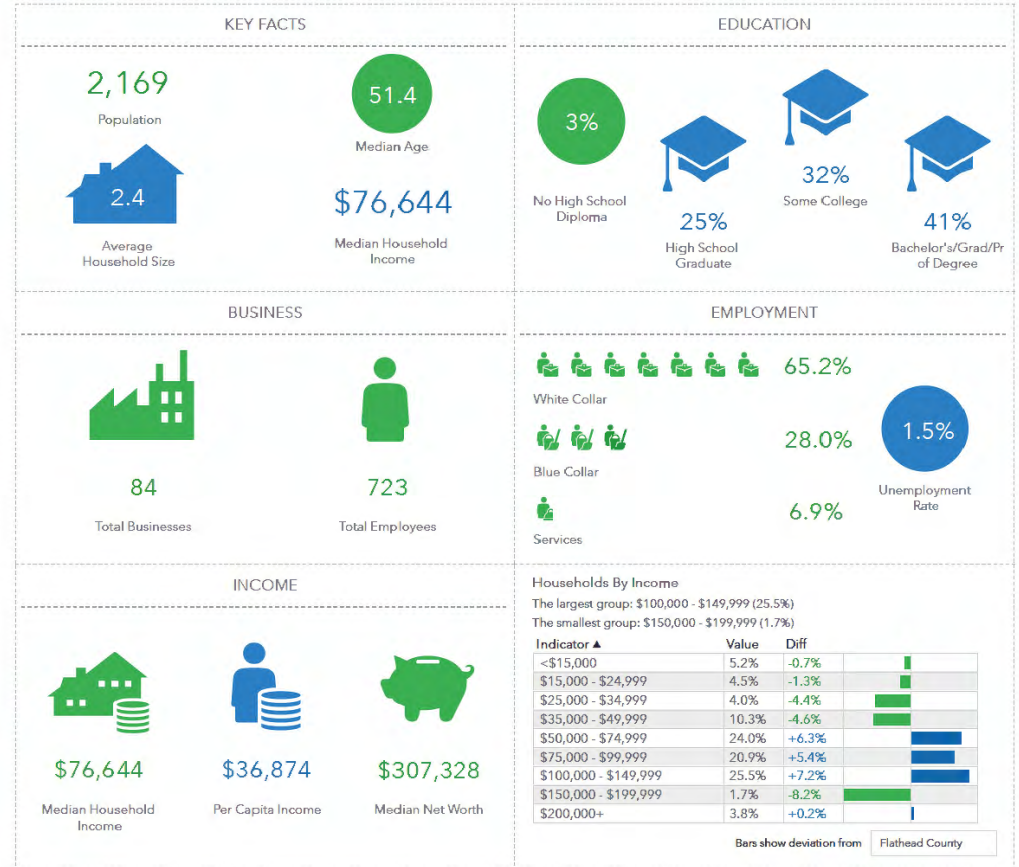






## Key Facts

7285 US-93 S, Lakeside, Montana, 59922  
Drive time band of 0 - 5 minutes



This infographic contains data provided by Esri, Esri-Data Asle. The vintage of the data is 2022, 2027.

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The Flathead Valley has seen significant growth of its full time resident population over the past decade. Retirees drawn by the beauty of the region, remote workers and transplants from other parts of Montana have chosen to call the area home.



**18.5% POPULATION GROWTH**  
*Since 2010, within a 30 minute drive of site*



**60,000 FULL-TIME RESIDENTS**  
*Live within 30 minutes of the site*



**\$89,993 AVERAGE HOUSEHOLD INCOME**  
*Within a 15-minute drive of site*



**29.8% HIGH INCOME HOUSEHOLDS**  
*Households with incomes over \$100,000 within 30 minutes of site*





Visitors come from around the globe to experience the scenery and world class recreation. But just as frequently, the trails, slopes and vacation homes are filled with Montana residents.



**2,814 SHORT TERM RENTALS**  
*In Flathead County, the highest number in the state of Montana*



**SEVEN NEW HOTELS**  
*Opened recently, adding 591 hotel rooms*



**\$634 MILLION**  
*In tourist spending in Flathead County*



**7,419 SEASONAL HOMES**  
*Located in Flathead County*





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