



**FOR LEASE**

**AVAILABLE SPACE**  
4,500 SF

**LOT SIZE**  
1.78 AC

**ZONING**  
C-1

**Michael Reyes**  
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### PROPERTY HIGHLIGHTS

- **Spacious Layout:** 4,500 sqft, ideal for classrooms, play areas, and nap rooms.
- **Prime Location:** High-traffic area near schools and residential neighborhoods—perfect for local families.
- **Child-Friendly:** Secure, child-proofed rooms and ample outdoor play areas.
- **Immediate Use:** Pre-configured for daycare, reducing setup costs.
- **Convenient for Parents:** Close to schools for easy drop-off/pick-up.
- **Ample Parking & Safe Environment:** Generous parking and a secure, welcoming space.



### Perfect For:

- Daycare Centers
- Preschools
- After-School Programs
- Learning Centers

### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2024



**100,325**  
**POPULATION**  
3-MILE RADIUS



**\$78,101**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$61,633**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
MONTANA: 26,084 VPD  
SAUL KLEINFELD: 8,068 VPD



















