

# HOLIDAY VILLAGE MALL

1200 10TH AVE S | GREAT FALLS, MT 59405

**AVAILABLE 8,787 SF & +/- 32,000 SF (TWO LEVELS)**

ANCHORED BY

**SCHEELS**

**JCPenney**

**BIG LOTS!**

**HARBOR FREIGHT TOOLS**

**ROSS**  
DRESS FOR LESS

**HOBBY LOBBY**

**PET SMART**

**SCHEELS**  
SPORTS & SPORTS MAN



## PROPERTY INFORMATION

- Separately owned portion of the +-600,000 square foot Holiday Village Mall.
- Located in the dominant retail corridor in Great Falls
- Benefits from the super-regional draw of Scheels.
- Second-generation full-service fitness space available.
- High ceilings, loading dock and ample parking provide flexibility for various uses.

## SPACE DETAILS

- Available: 8,787 sf & +/- 32,000 sf

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	54,031	69,004	71,097
MEDIAN HH INC	\$66,607	\$70,301	\$71,072
AVERAGE HH INC	\$86,467	\$88,995	\$89,925



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## FOR MORE INFORMATION CONTACT:

CRAIG MUELLER | 561.371.8437 | [CraigM@CharterRealty.com](mailto:CraigM@CharterRealty.com)

ANDREW INCHES | 406.581.6595 | [Andrew@CharterRealty.com](mailto:Andrew@CharterRealty.com)



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OVERALL SITE PLAN

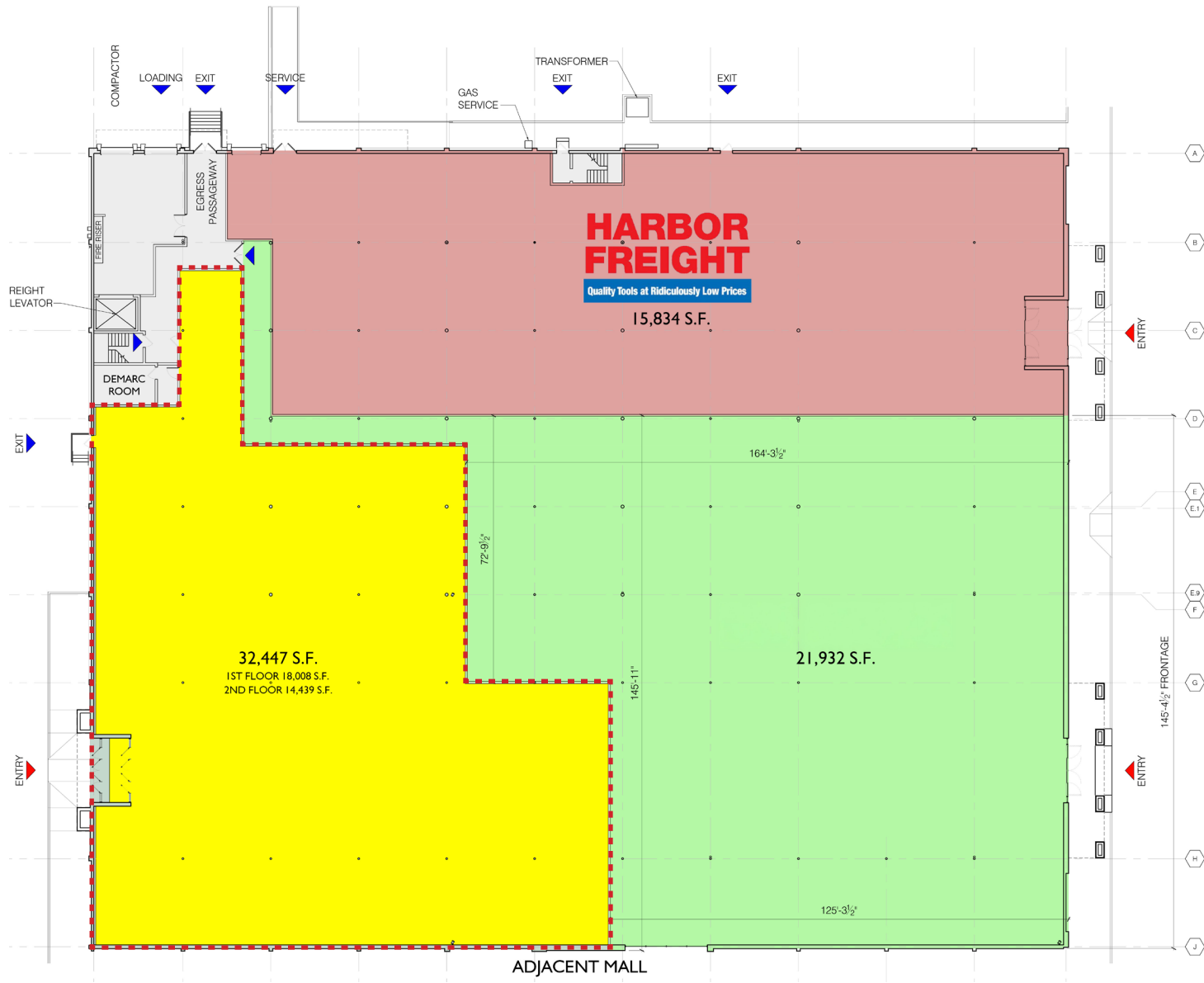


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FIRST FLOOR



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SECOND FLOOR



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# HOLIDAY VILLAGE MALL

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## TRADE AREA DEMOGRAPHICS

### 3 MILE RADIUS:



Total Population: **54,031**

Households: **23,877**

Daytime Population: **46,200**

Median Age: **38.5**



Average Household Income: **\$86,467**

Median Household Income: **\$66,607**

### 5 MILE RADIUS:



Total Population: **69,004**

Households: **29,500**

Daytime Population: **55,046**

Median Age: **38.0**



Average Household Income: **\$88,995**

Median Household Income: **\$70,301**

### 7 MILE RADIUS:



Total Population: **71,097**

Households: **30,235**

Daytime Population: **56,053**

Median Age: **38.0**



Average Household Income: **\$89,925**

Median Household Income: **\$71,072**



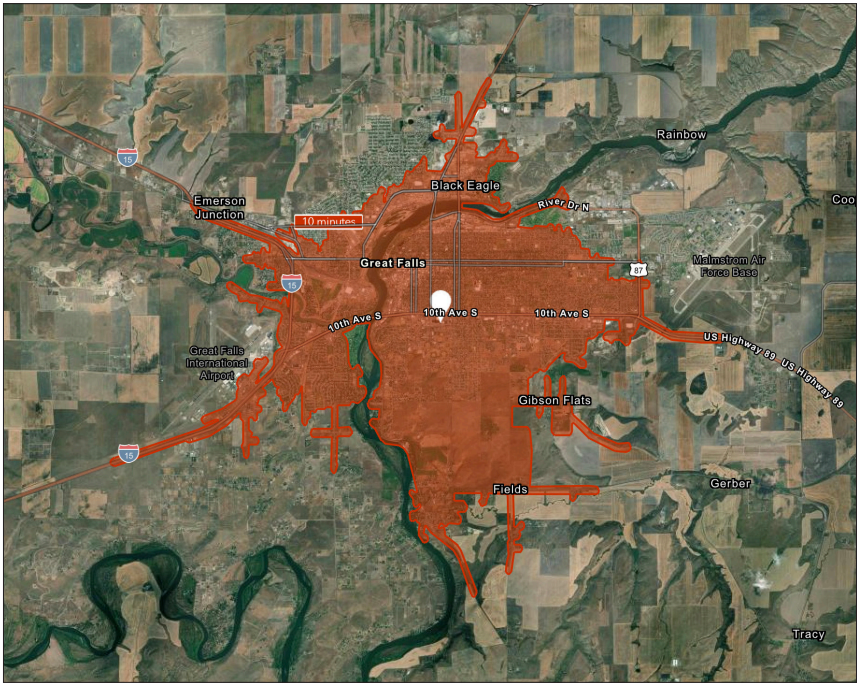
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# HOLIDAY VILLAGE MALL

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10 MINUTE DRIVE TIME



## KEY FACTS

50,911

Population

40.3

Median Age

\$51,307

Median Household Income

55,249

Daytime Population

## TAPESTRY SEGMENTS

### Set to Impress

4,465 Households

#### Socioeconomic Traits

Residents are educated and mobile. Many are enrolled in college. Many residents work in food service while they are attending college. Renters make up nearly three quarters of all households.

#### Household Types

Nearly one in three residents is 20 to 34 years old, and a large portion are single-person nonfamily households.

#### Typical Housing

Multi-unit Rentals; Single Family

### Old and Newcomers

3,251 Households

#### Socioeconomic Traits

Composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. An average labor force participation rate of 62.6%.

#### Household Types

Predominantly single households, with a mix of married couples.

#### Typical Housing

Single Family; Multi-units

### Midlife Constants

3,080 Households

#### Socioeconomic Traits

Residents are seniors, at or approaching retirement, with below-average labor force participation and below average net worth.

#### Household Types

Married couples, with a growing share of singles.

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$366,289,435

## EDUCATION

Bachelor's Degree  
or Higher



28%

## OWNER OCCUPIED HOME VALUE

Average



\$276,904

## ANNUAL HOUSEHOLD SPENDING

\$2,542

Eating  
Out

\$1,517

Apparel &  
Services

\$4,720

Groceries

\$176

Computer &  
Hardware

\$5,197

Health  
Care



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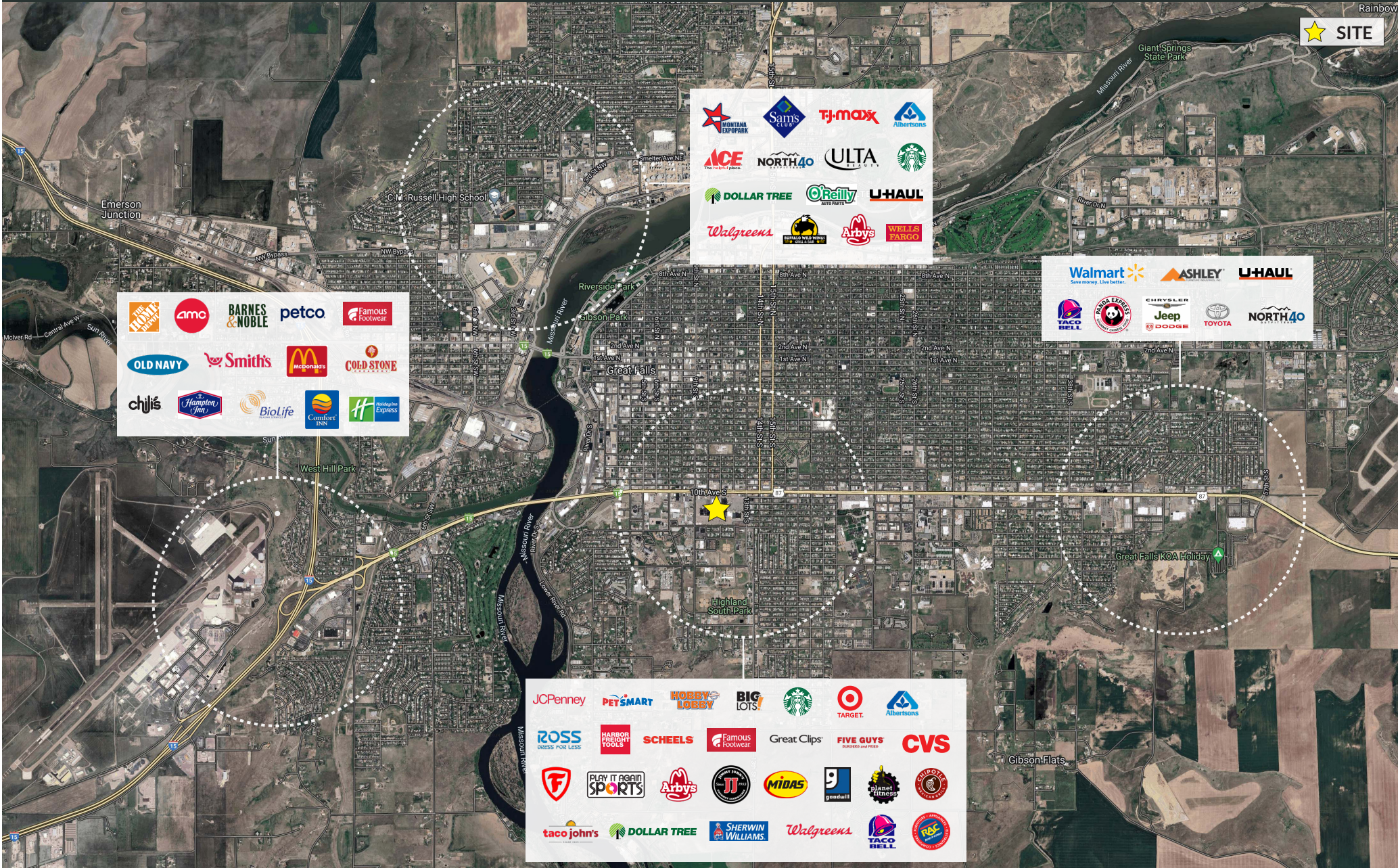
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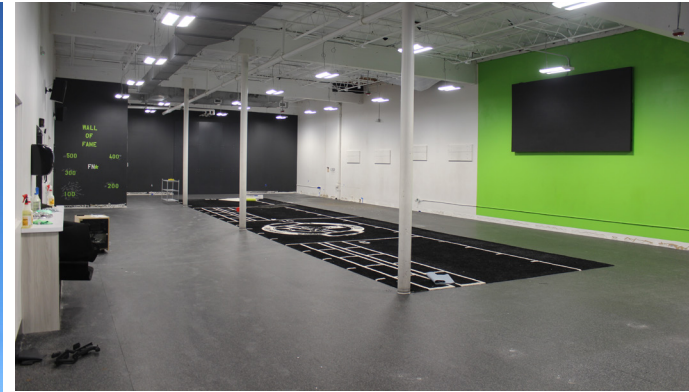
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