

# 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**

**PETSMART**

**SCHEELS**  
**JOANN**



## 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

2024 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	54,401	69,675	71,596
MEDIAN HH INC	\$62,589	\$66,956	\$67,818
AVERAGE HH INC	\$90,494	\$95,692	\$96,646



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## FOR MORE INFORMATION CONTACT:

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OVERALL SITE PLAN



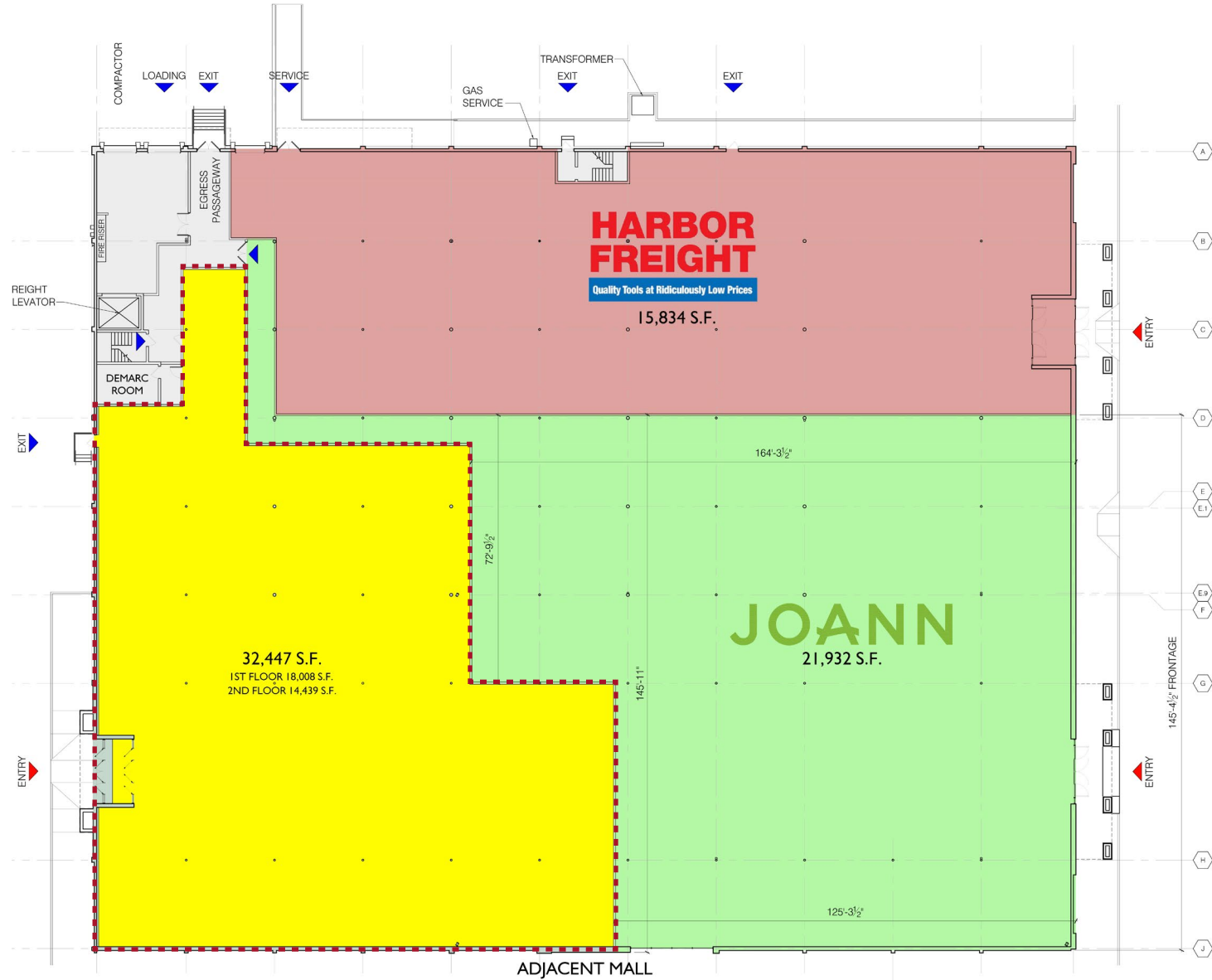
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FIRST FLOOR



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SECOND FLOOR



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## TRADE AREA DEMOGRAPHICS

### 3 MILE RADIUS:



Total Population: 54,401  
Households: 24,117  
Daytime Population: 45,884  
Median Age: 38.6



Average Household Income: \$90,494  
Median Household Income: \$62,589

### 5 MILE RADIUS:



Total Population: 69,675  
Households: 29,875  
Daytime Population: 53,826  
Median Age: 38.1



Average Household Income: \$95,692  
Median Household Income: \$66,956

### 7 MILE RADIUS:



Total Population: 71,596  
Households: 30,558  
Daytime Population: 54,684  
Median Age: 38.1



Average Household Income: \$96,646  
Median Household Income: \$67,818



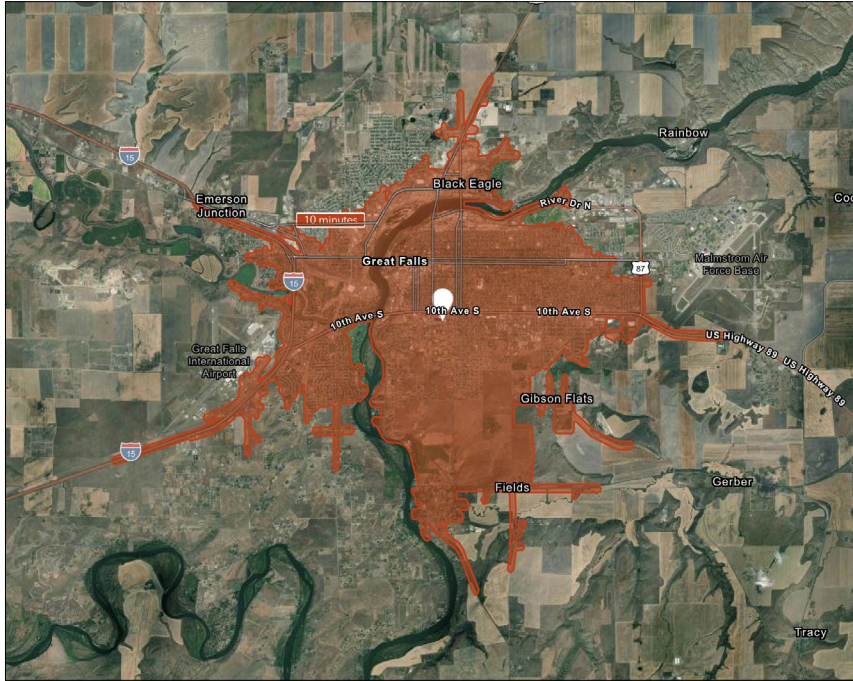
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# HOLIDAY VILLAGE MALL

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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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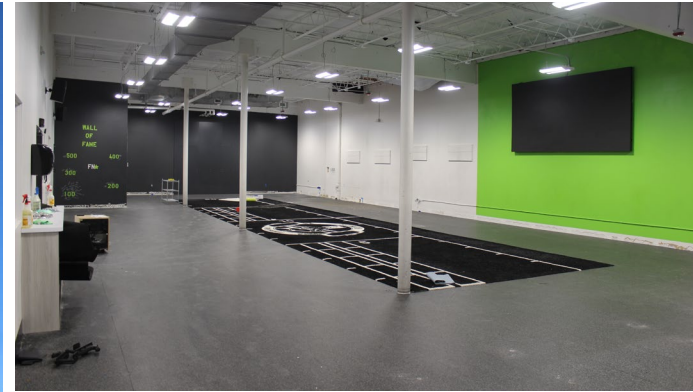






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