

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 EQUIPMENT

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



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

CRAIG MUELLER | 561.371.8437 | CraigM@CharterRealty.com

ANDREW INCHES | 406.581.6595 | Andrew@CharterRealty.com

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OVERALL SITE PLAN

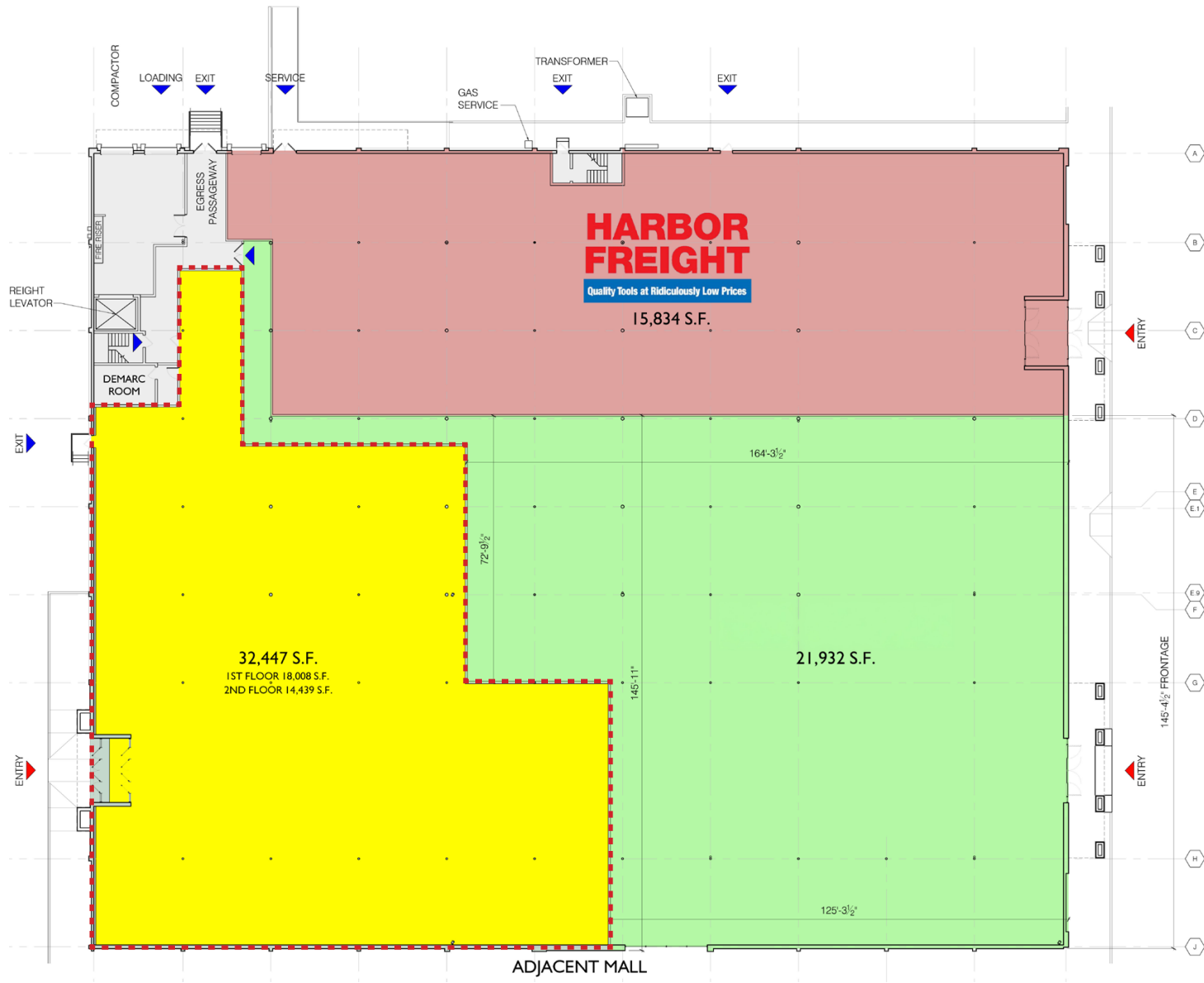


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FIRST FLOOR



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SECOND FLOOR



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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**



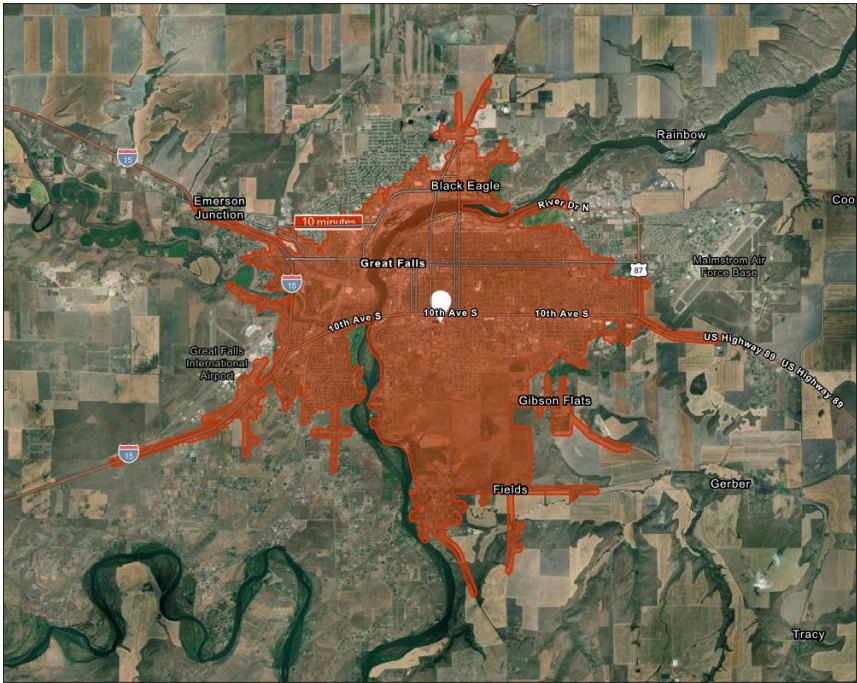
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10 MINUTE DRIVE TIME



KEY FACTS

55,479

Population

\$63,832

Median Household Income

40.8

Median Age

59,573

Daytime Population

TAPESTRY SEGMENTS

Loyal Locals

5,786 households

Socioeconomic Traits

These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.

Household Types

Married couples;
Singles living alone

Typical Housing

Single Family

Single Thrifties

3,493 households

Socioeconomic Traits

Young, mobile residents in Midwest and Southern metros often rent older duplexes or small apartments. Many are recent immigrants working part-time while pursuing education. Jobs include retail, food service, and manufacturing with short commutes.

Household Types

Singles living alone; married

Typical Housing

Multi-Units

Legacy Hills

3,104 households

Socioeconomic Traits

These suburban and small-town neighborhoods are home to older adults, many living alone. Residents often work in social services, rent or own mid-priced homes, and have relocated more recently.

Household Types

Singles living alone; married couples with no kids

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



474,325,903

EDUCATION

Bachelor's Degree
or Higher



28%

OWNER OCCUPIED HOME VALUE

Average



\$338,209

ANNUAL HOUSEHOLD SPENDING

\$2,994

Eating
Out

\$1,819

Apparel &
Services

\$5,736

Groceries

\$170

Computer &
Hardware

\$6,096

Health
Care



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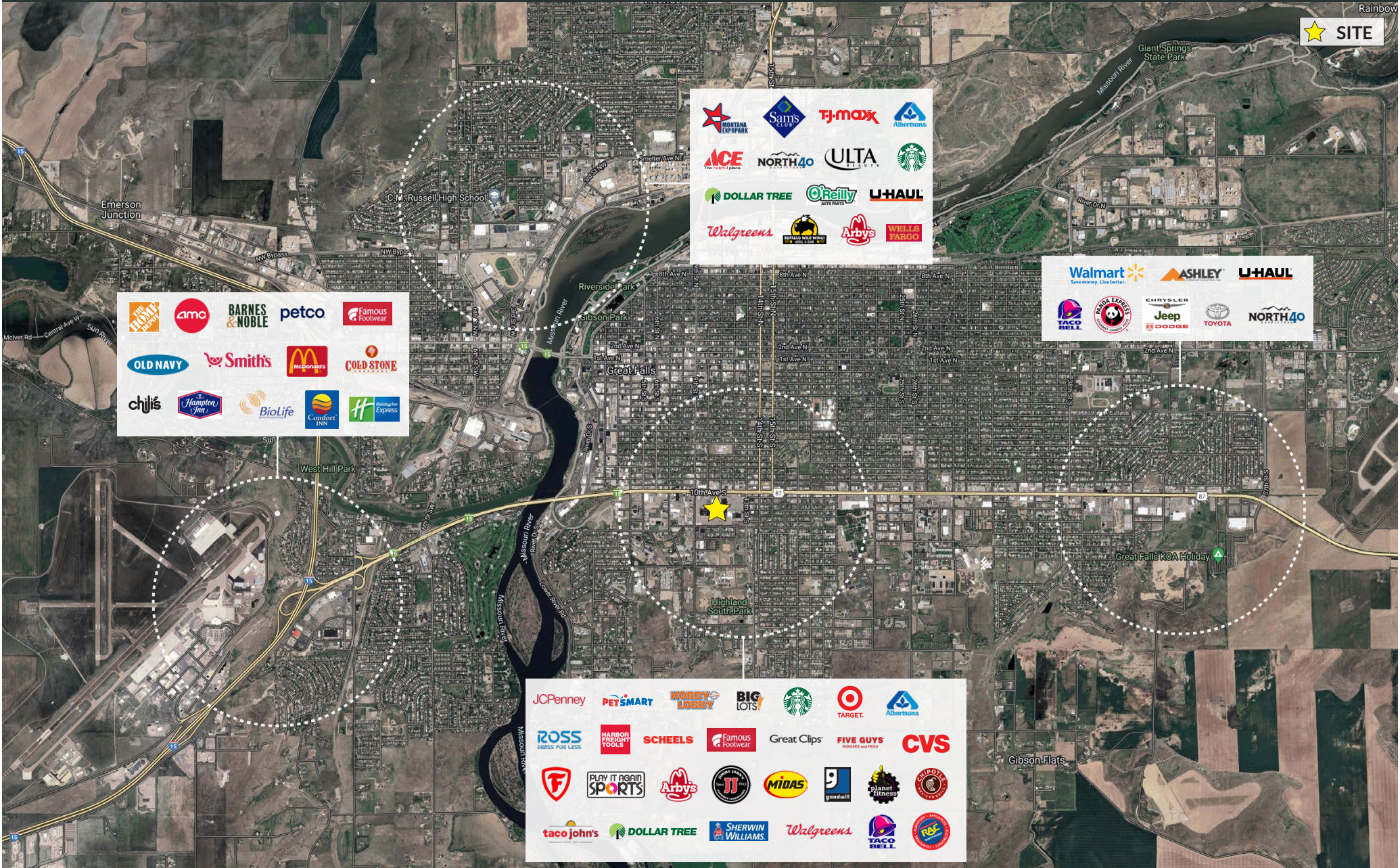
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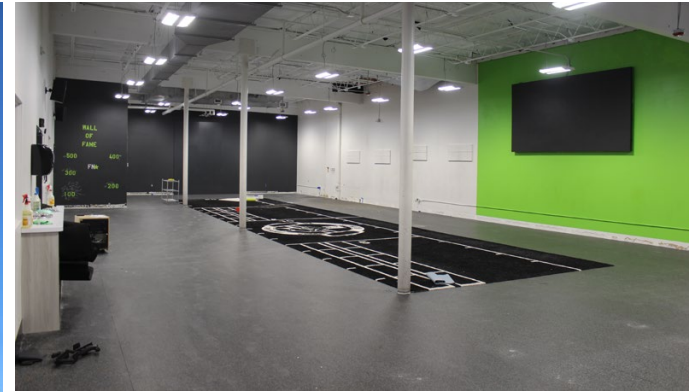
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