SterlingCRE
A D V I S O R S

Prime Restaurant Space in the Iconic Florence Building

111 North Higgins Avenue
Missoula, Montana

±3,834 SF | Downtown Missoula

Exclusively listed by:
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Opportunity Overview

Seize this rare opportunity to establish your business in one of Missoula's most historic and recognizable landmarks – the Florence Building. Located in the heart of downtown at 111 North Higgins Avenue, this prime restaurant space offers unparalleled visibility and foot traffic, surrounded by Missoula's vibrant retail, dining, and cultural scene.

Spanning ±3,834 square feet, this exquisite restaurant space is located on the first floor, adjacent to a spacious lobby and common area featuring ample seating, a cozy fireplace, and elegant Art Deco-inspired finishes. The interior includes a bar, dining area, and kitchen, complete with hood vents, coolers, and freezers. Liquor license available to qualifying tenants via concession agreement; terms negotiable.

Additionally, basement storage and a separate coffee bar on the first floor is available for tenant use for an additional fee, offering even more potential to expand your offerings in this prime location.

|	
Address	111 North Higgins Avenue
Property Type	Restaurant
List Rate	$20-$28/SF + NNN
Estimated NNN	±10.51/SF/YR
Total Square Feet	± 3,834 Square Feet* *Additional basement space available, please inquire for details)*

Interactive Links

- Link to Listing
- Street View
- 3D Tour

Note: If there are issues with video launch, you may need to update your PDF software or use the links above
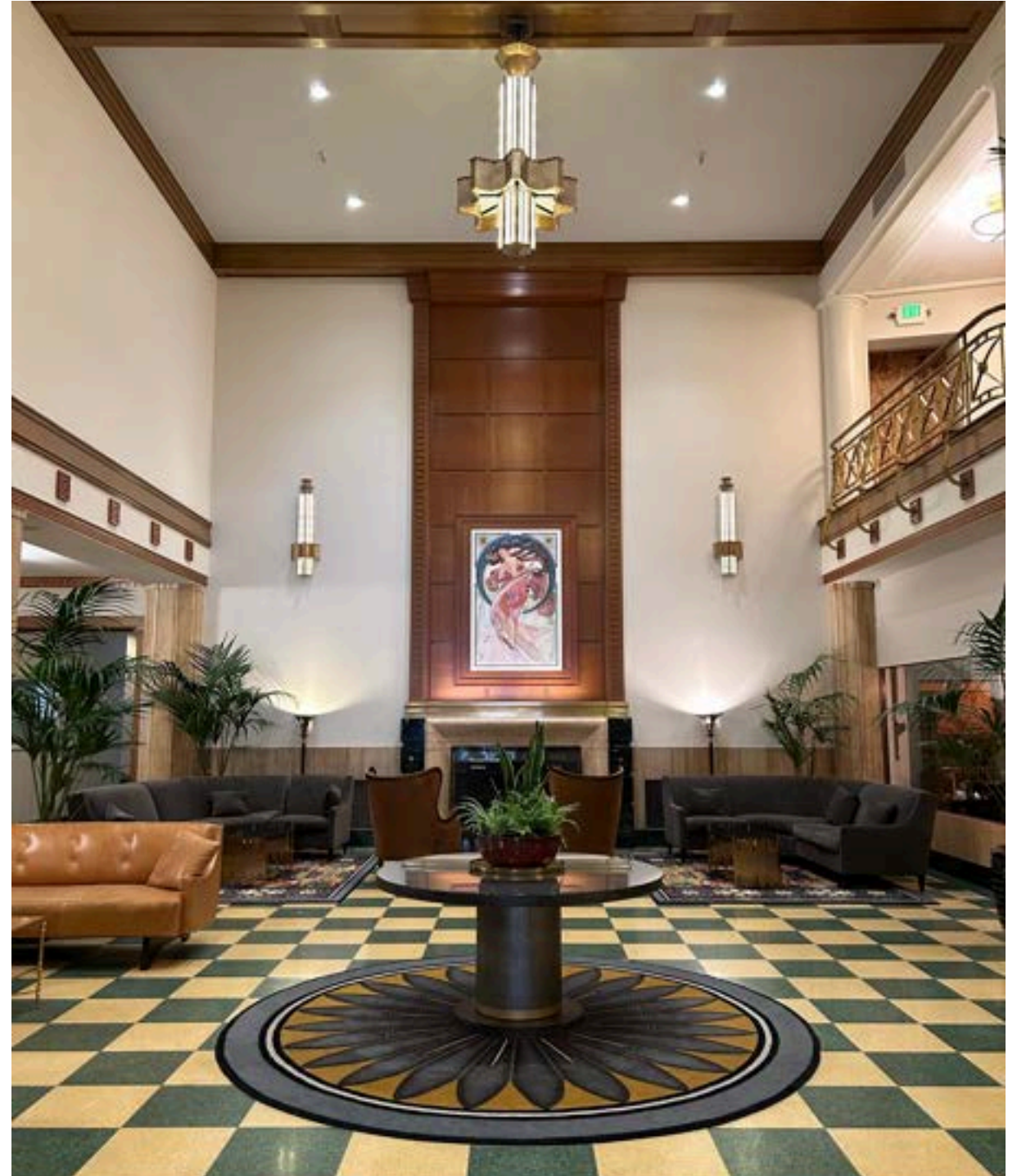
Prime Downtown Location – Situated in the iconic Florence Building, offering unbeatable visibility and foot traffic in the heart of Missoula

3,834 square feet featuring a bar, dining area, and kitchen with hood vents, coolers, and freezers ready for immediate use

Adjacent to an expansive lobby with ample seating, a fireplace, and Art Deco-inspired finishes, providing a welcoming atmosphere for patrons

Historic Landmark Appeal – Operate your restaurant in one of Missoula's most distinguished buildings, blending vintage charm with modern amenities

Liquor License available via concession agreement in addition to a separate first-floor coffee bar, allowing for expanded service offerings at an additional fee

Opportunity Highlights

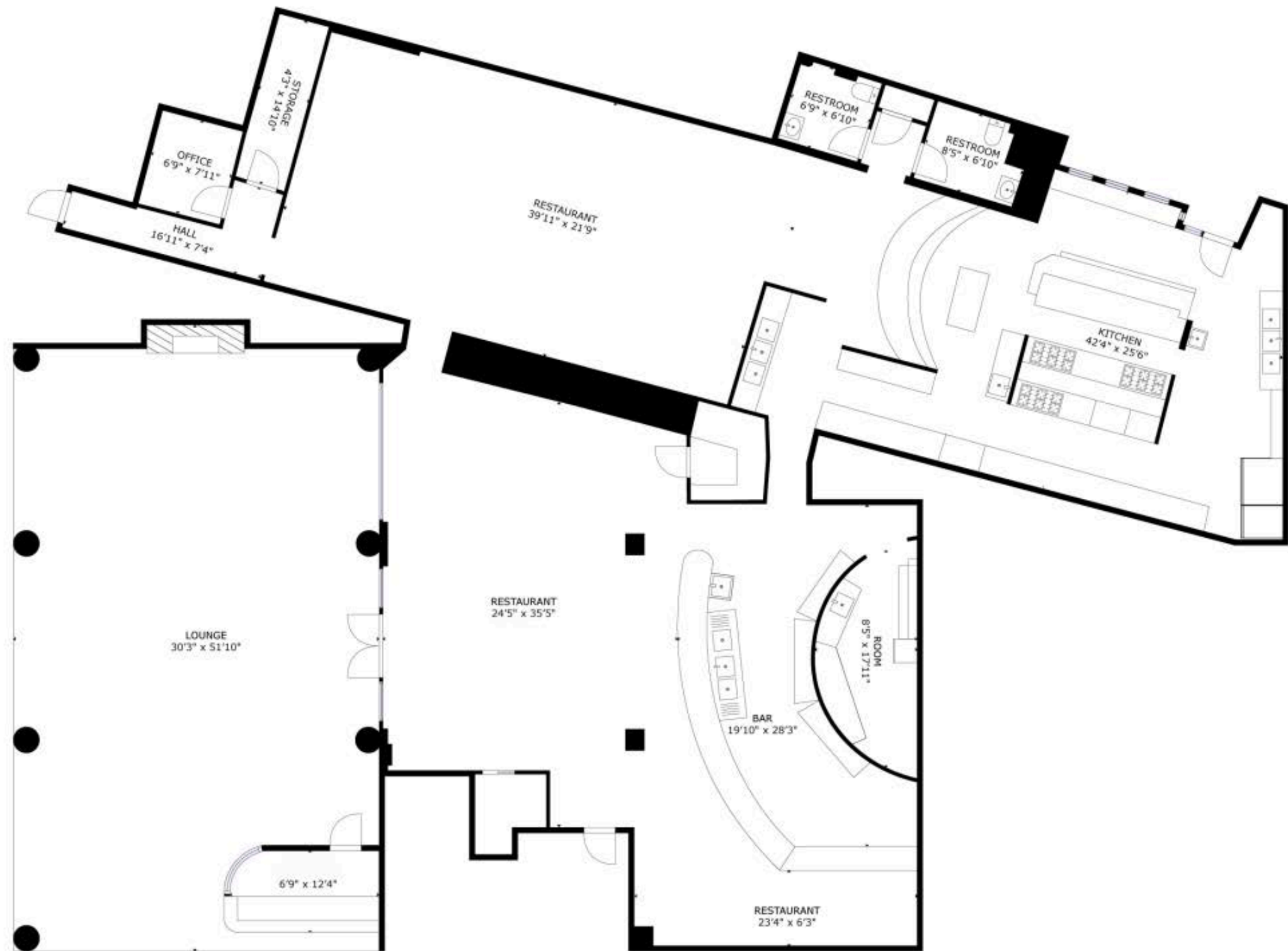# Restaurant Space for Lease in Iconic Florence Building

Nestled in the heart of downtown Missoula, this restaurant space offers unbeatable access to the city's vibrant downtown district. Located in the historic Florence Building, it provides both high visibility from the street and convenient interior access, making it an ideal spot for capturing the dynamic foot traffic that defines this thriving area.
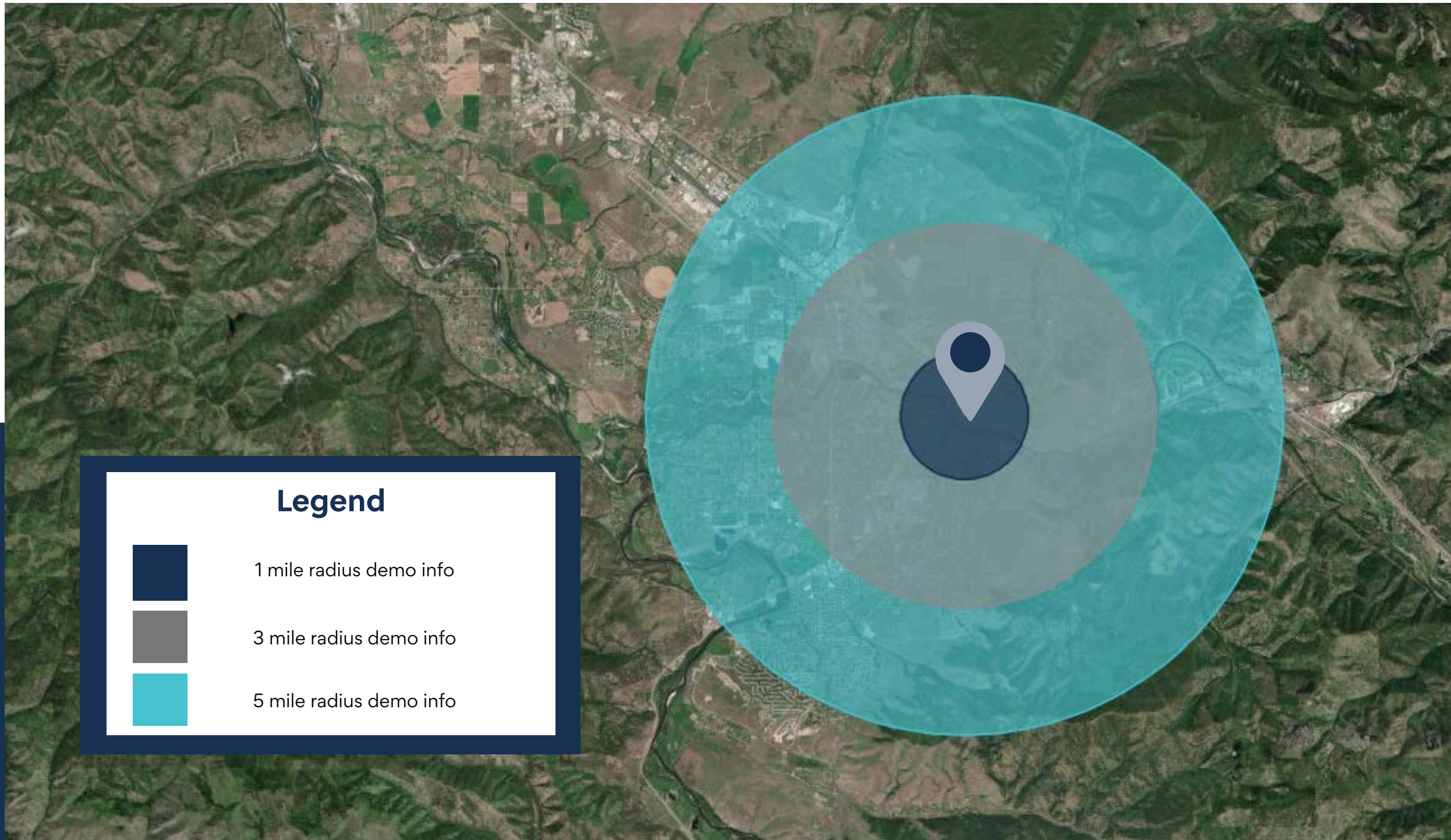

W Front Street

N Higgins Avenue ±9,184 (AADT 2023)

E Main Street

Broadway Street

Location Overview

1889

ZOO THAI

THE CAMINO
MEXICAN KITCHEN & AGAVE BAR

Residence INN
BY MARRIOTT

First Interstate Bank

MARY'S MOUNTAIN COOKIES

E Main Street

Ryman Street

N Higgins Avenue ±9,184 (AADT 2023)

W Front Street

TAMARACK

A Carousel FOR Missoula

SakeTome SUSHI

MICHI RAMEN BAR

MONTGOMERY DISTILLERY

ST

THE WILMA

Retailer Map

STORAGE
4'3" x 14'10"

OFFICE
6'9" x 7'11"

RESTROOM
6'9" x 6'10"

RESTROOM
8'5" x 6'10"

HALL
16'11" x 7'4"

RESTAURANT
39'11" x 21'9"

KITCHEN
42'4" x 25'6"

LOUNGE
30'3" x 51'10"

RESTAURANT
24'5" x 35'5"

ROOM
8'5" x 17'11"

BAR
19'10" x 28'3"

6'9" x 12'4"

RESTAURANT
23'4" x 6'3"

Floor Plans

Legend

■ 1 mile radius demo info

■ 3 mile radius demo info

■ 5 mile radius demo info

Radius Map

KEY FACTS

12,865
Population

31.3
Median Age

1.9
Average Household Size

$51,191
Median Household Income

1,868
2023 Owner Occupied Housing Units (Esri)

4,284
2023 Renter Occupied Housing Units (Esri)

BUSINESS

1,648
Total Businesses

19,672
Total Employees

HOUSING STATS

$518,939
Median Home Value

$6,556
Average Spent on Mortgage & Basics

$879
Median Contract Rent

2024 Households by income (Esri)

The largest group: $75,000 - $99,999 (17.6%)
The smallest group: $150,000 - $199,999 (4.7%)

Indicator ▲	Value	Diff
<$15,000	13.4%	+6.2%
$15,000 - $24,999	9.9%	+3.0%
$25,000 - $34,999	9.5%	+2.9%
$35,000 - $49,999	16.3%	+1.2%
$50,000 - $74,999	14.6%	-0.9%
$75,000 - $99,999	17.6%	+0.8%
$100,000 - $149,999	9.0%	-7.1%
$150,000 - $199,999	4.7%	-2.1%
$200,000+	5.1%	-3.9%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	12,865	62,453	85,856	2022 Per Capita Income	$35,717	$38,824	$40,942
2022 Household Population	11,425	59,800	82,933	2022 Median Household Income	$51,191	$56,938	$64,438
2022 Family Population	5,398	35,647	54,084	2022 Average Household Income	$74,760	$83,096	$91,123
2027 Total Population	13,144	63,744	89,204	2027 Per Capita Income	$42,187	$46,313	$48,915
2027 Household Population	11,703	61,091	86,281	2027 Median Household Income	$60,357	$69,972	$78,445
2027 Family Population	5,474	36,053	56,026	2027 Average Household Income	$87,441	$98,197	$108,030

Demographics

Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.
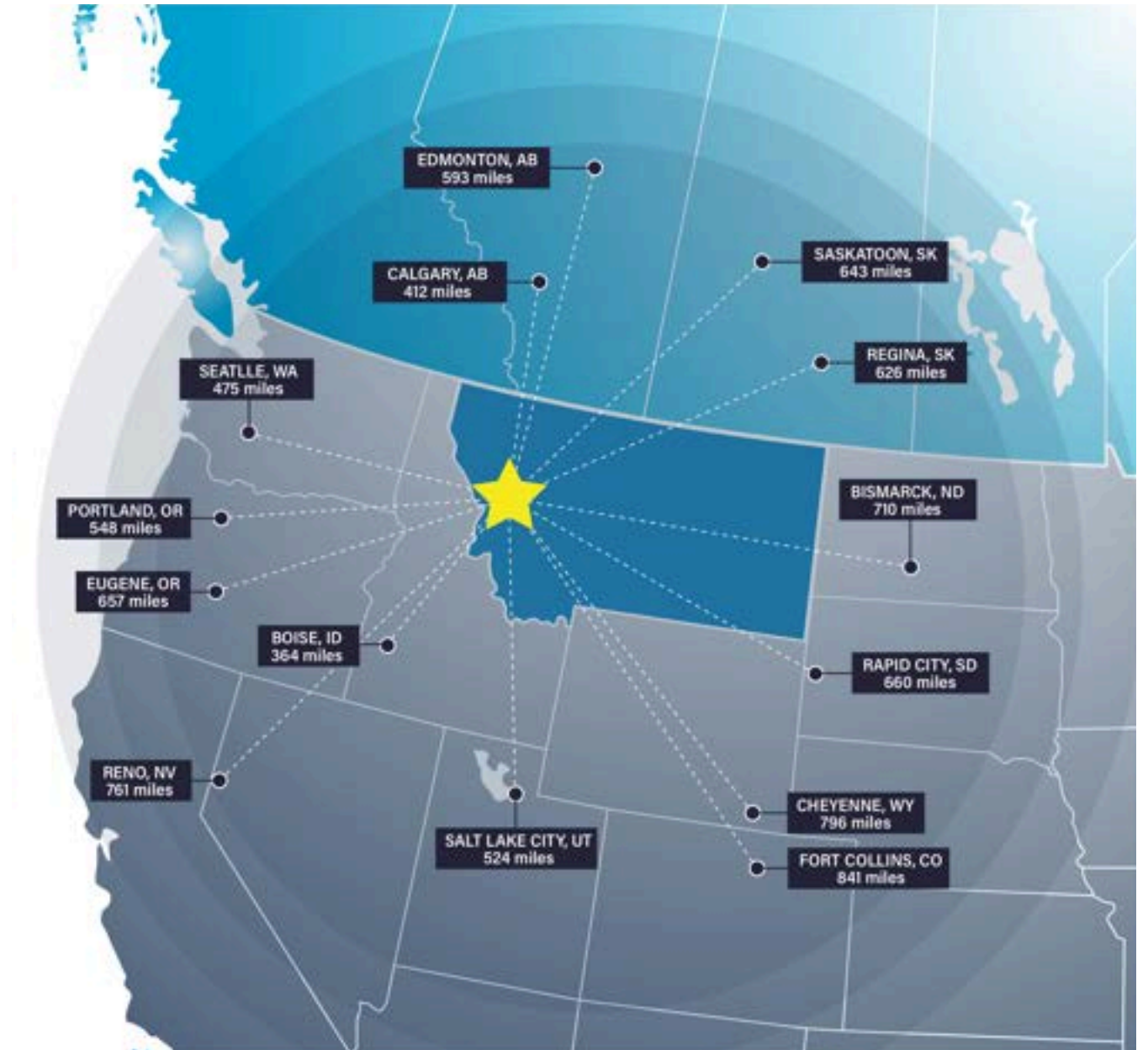
Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.

EDMONTON, AB
593 miles

SASKATOON, SK
643 miles

CALGARY, AB
412 miles

REGINA, SK
626 miles

SEATTLE, WA
475 miles

BISMARCK, ND
710 miles

PORTLAND, OR
548 miles

EUGENE, OR
657 miles

BOISE, ID
364 miles

RAPID CITY, SD
660 miles

RENO, NV
761 miles

CHEYENNE, WY
796 miles

SALT LAKE CITY, UT
524 miles

FORT COLLINS, CO
841 miles

Top Employers

University of Montana
3,000+ employees

Missoula County Public Schools
3,000+ employees

St. Patrick Hospital
1000+ employees

Montana Rail Link
1,000+r employees

Community Medical Center
1000+ employees

Missoula County
500+ employees

City of Missoula
500+ employees

Allegiance Benefits
500+ employees

Noteworthy

About Missoula

ACCOLADES

#1 Most Fun City for Young People
Smart Assets

#2 Best Places to Live in the American West
Sunset Magazine

Top 10 Medium Cities for the Arts
2023 Southern Methodist University

#4 Best Small Cities in America to Start a Business
Verizon Wireless

#10 Best Small Metros to Launch a Business
CNN Money

#6 Best Cities for Fishing
Rent.com

#1 City for Yoga
Apartment Guide

Top 10 Cities for Beer Drinkers
2015, 2016, 2017, 2019, 2022

International Public Library of 2022
The International Federation of Library Associations World Congress

PEOPLE

12.5% Population Growth - 2012-2022
Missoula ranks among highest net migration cities is US

Median Age 34 Years Old
The median age in the US is 39

58.8% Degreed
Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households
Incomes over $100,000 a year

53.4% Renters

Top 5 Occupations
Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula

Brokerage Team

![SterlingCRE ADVISORS]

CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over $135 million in transactions, proving his thorough grasp of this complex sector.

CHRIS BRISTOL
Transaction Coordinator
Commercial Real Estate Advisor

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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