

WHITEFISH, MONTANA

SOUTHSIDE  
MARKET





## A note to Whitefish.

Whitefish has always been more than a destination, or a town. It's a way of life shaped by the seasons and the people who stay to feel them.

Our work here is guided by that same rhythm. To build with the community. To create places that feel familiar the first time you visit. To honor what makes this valley extraordinary. Its honesty, its pace, its balance of wild and warm.

Southside Market is born from that belief: that thoughtful development can strengthen community, deepen connection, and celebrate everyday Montana life.

We're proud to play a small part in helping Whitefish grow the right way. With care, with intention, and with heart.

-The Southside Team



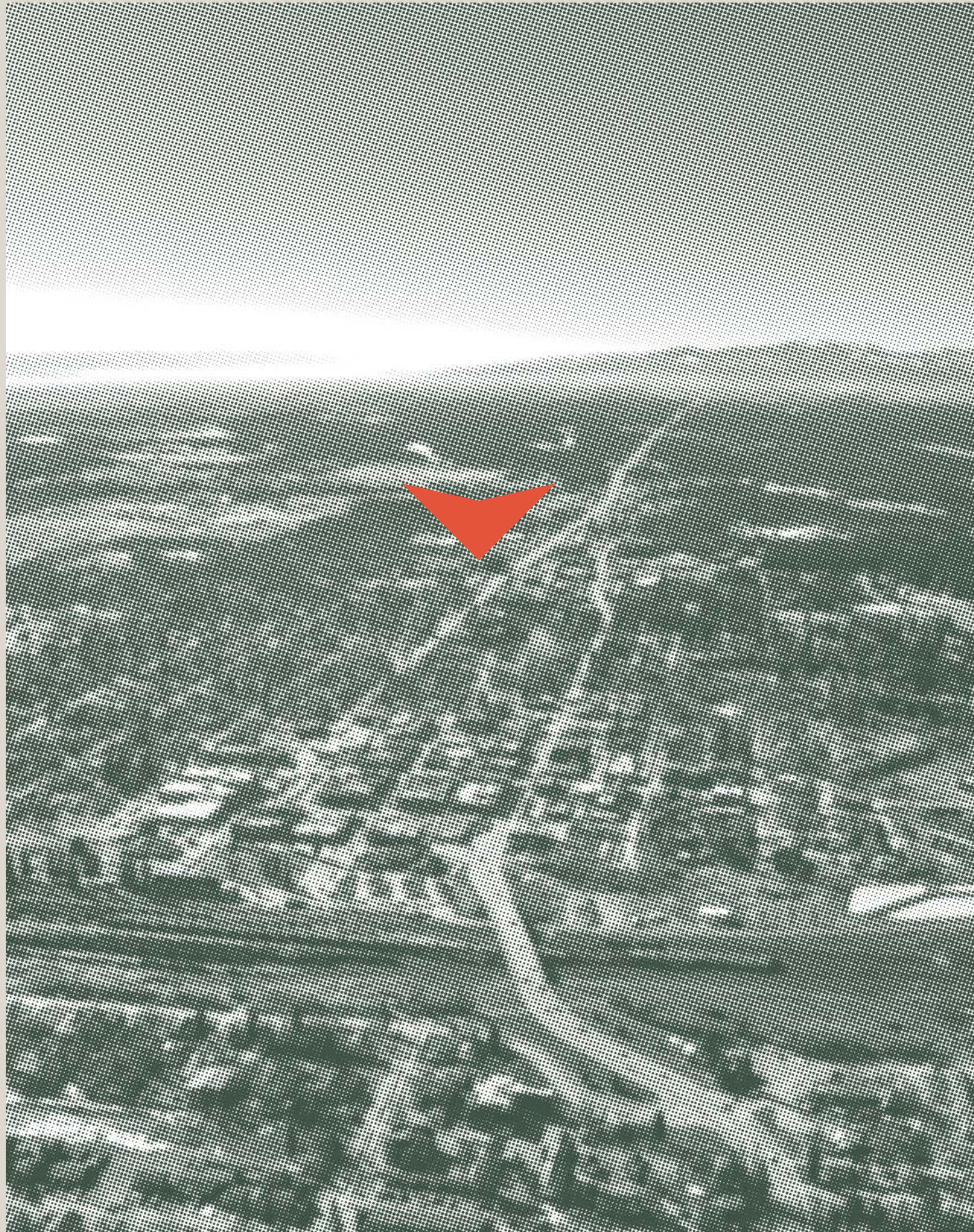
## A Modern Market for Montana Living

Nestled at the southern gateway to Whitefish Montana, Southside Market is being reimaged as a vibrant retail and lifestyle destination that connects everyday essentials with the spirit of the Flathead Valley.

Anchored by community staples like Super 1 Foods, Sportsman & Ski Haus and the Farmer's Stand, Southside brings together the best of local culture, outdoor living, and neighborhood convenience.

A next-generation retail experience grounded in place and purpose.





Whitefish and the Flathead Valley.

# A GROWING REGION WITH NATIONAL APPEAL

The Flathead Valley is one of Montana's most dynamic growth corridors. An all-season destination that draws both full-time residents and high-value visitors.

**Flathead County Population: 113,000+**

**Projected Growth (2025–2030): +2.12%**

**Median Home Value: \$846,907+**

**Visitor Spend: \$800M+ annually**

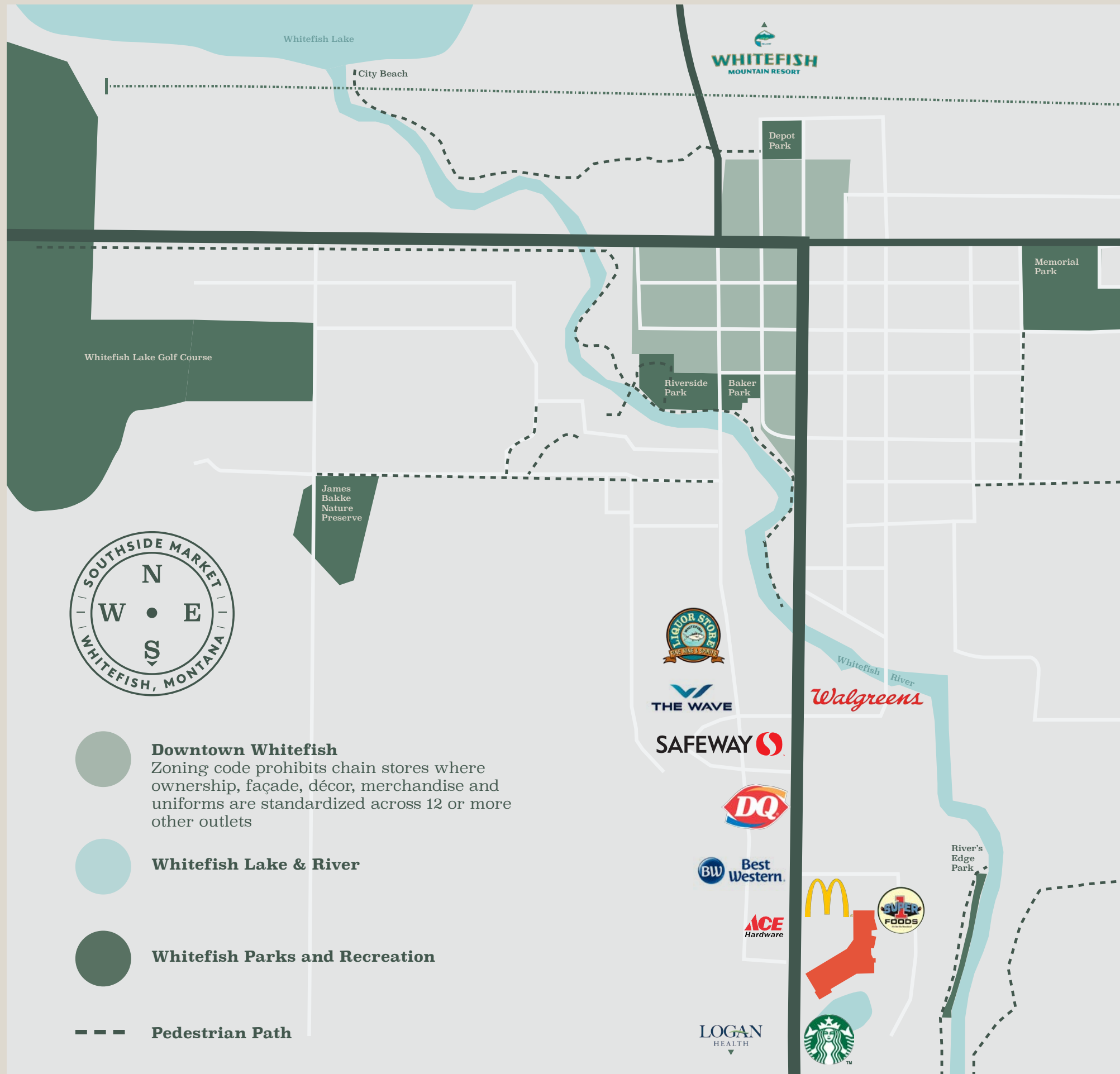
**Glacier National Park Visitors: ~3.3 million per year**

Recognized by **The Wall Street Journal, Forbes, Outside, and Travel + Leisure** as one of America's premier mountain towns, Whitefish offers the rare combination of authenticity, access, and aspiration.

Source: U.S. Census, ESRI, Explore Whitefish, Zillow



Photo: Brian Schott



## Surrounding Retail

The Southside corridor captures the highest year-round vehicle volume in the region, with more than **27,000 vehicles per day** passing directly by the site.

Within a half-mile of the property sits a strong mix of national and regional brands that reinforce the corridor's role as the everyday hub for local residents and visitors alike:

**Starbucks** – Drive-thru location serving high commuter volume

**McDonald's** – 24-hour quick-service anchor with consistent daily traffic

**Ace Hardware** – Regional hardware and home goods destination

**Super 1 Foods** – Primary grocery anchor for south Whitefish

**Safeway** – Full-service grocery and pharmacy

**Walgreens** – Regional pharmacy and convenience

**Les Schwab Tire Center, Napa Auto Parts** – Auto-service drawing steady daily visits

**Logan Health** – Community hospital serving Whitefish and the Flathead Valley

“Whitefish, Montana, delivers the rare balance of rugged adventure and refined comfort — the kind of mountain town that still feels like a secret.”

Condé Nast  
**Traveler**

Photo Andrew Chad @achad

# The Southside Gateway to Whitefish

Strategically positioned for both convenience and visibility, Southside Market offers unmatched connectivity across the region.

**Whitefish Mountain Resort**

20 min



**Whitefish Lake**

8 min



**Downtown Whitefish**

3 min



**Glacier National Park**

30 min



**Columbia Falls**

15 min



*Walgreens*



**Kalispell**

20 min



**FCA International Airport**

15 min





Montana E-Bikes & More

THE FARMERS' STAND  
MARKET AND GRAB&GO



Great Clips

3,610 SF

STE 3

H&R BLOCK

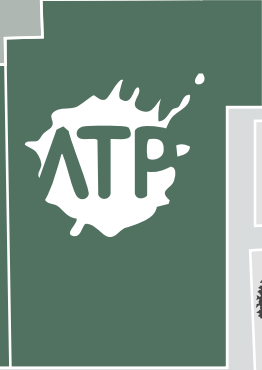
SNOWGHOST  
PHYSICAL THERAPY

Big Sky Montessori School

Whitefish Ave

STE 8

2,500 SF  
2,500 SF  
2,500 SF  
2,500 SF  
2,500 SF  
3,000 SF



POSTAL ANNEX  
Garth Chiropractic

HOME  
consign & design  
REUSE | RECYCLE | RECONVERGE

sportsman  
& ski haus

STE 18  
State Farm  
MicroSolutions

Natural Elements  
MASSAGE & SPA

5,075 SF  
5,075 SF

■ WORKING LEASE  
■ AVAILABLE / TOURING  
 Suite 3 1,060 SF  
 Suite 8 1,064 SF  
 Suite 18 1,504 SF  
 PROSPECTIVE TENANTS

93

## KEY HIGHLIGHTS

**Total Retail Area: ~120,000 SF**

**985K Visits Per year**

**Parking: 300+ surface spaces**

**Zoning: Commercial mixed-use**

**Frontage: Excellent visibility along U.S. 93**

**Multiple Multi tenant sign opportunities**

**Traffic Counts: U.S. Highway 93 South – 27,000+ VPD**

**Traffic Signal**

**Grocery Anchored**

## Reimagining a Retail Landmark for a New Era

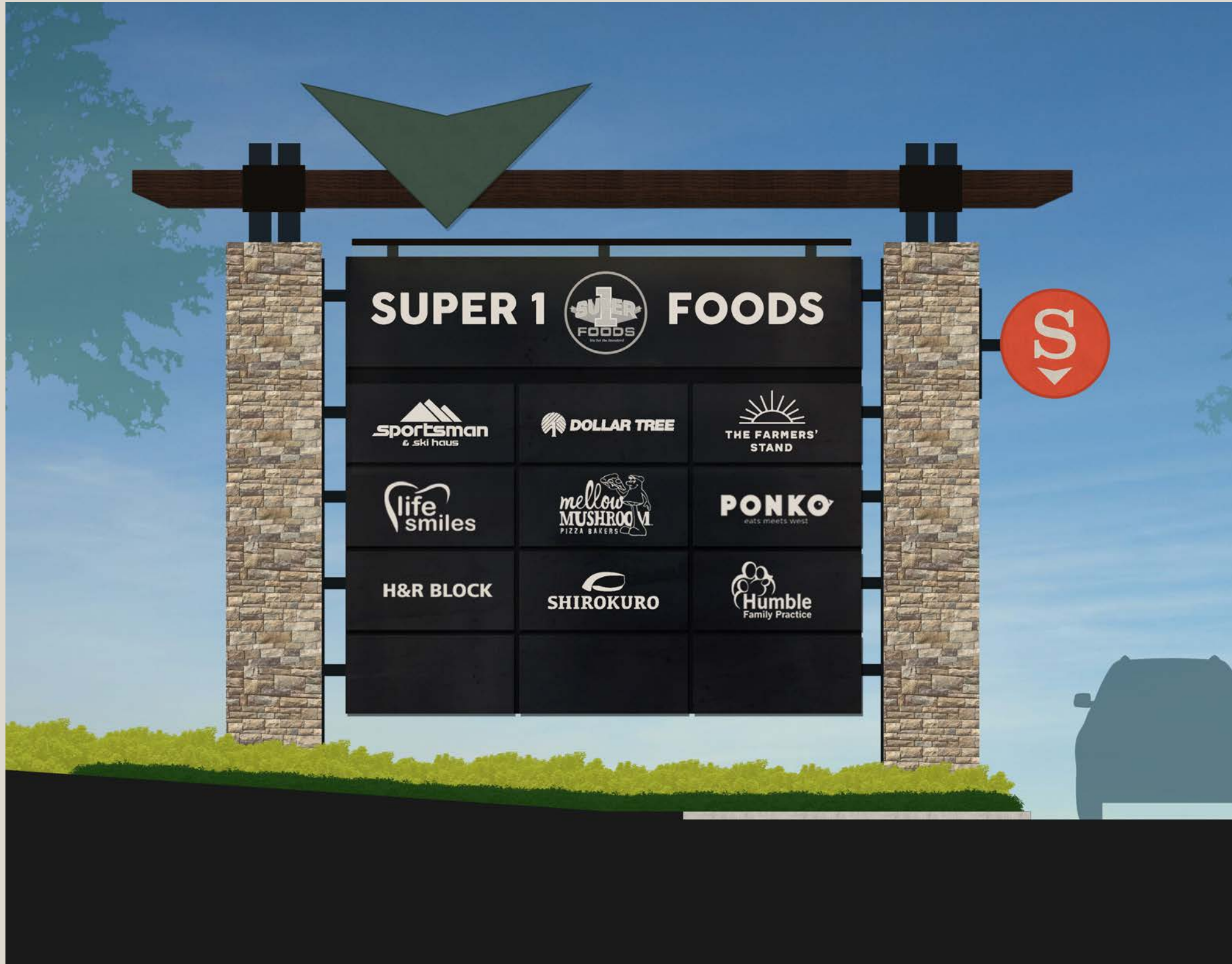
Southside Market builds on the legacy of Mountain Center, transforming it into a design-forward community hub for food, retail, wellness, and gathering.

The property's modular design and flexible footprints allow for a variety of uses and brand expressions.

Located on U.S. Highway 93 — with 27,446 vehicles per day — the site captures daily local traffic and regional flow between Kalispell and Whitefish.





















## Where Everyday Life Meets Elevated Design

**ARTISANAL FOOD & BEVERAGE**

**SPECIALTY GROCERY**

**FITNESS, WELLNESS, & FAMILY SERVICES**

**EDUCATION**

**TECHNOLOGY**

**OUTDOOR & LIFESTYLE RETAIL**

**BOUTIQUE HOME & APPAREL**

**NATIONAL RETAILERS**

# Montana Market Comparison

	WHITEFISH AREA	BOZEMAN AREA
POPULATION (2025)	113,186	135,227
POPULATION GROWTH	+2.12%	+1.93%
MEDIAN HOUSEHOLD INCOME	\$75,221	\$100,053
HOUSEHOLDS WITH \$200K+ DISPOSABLE INCOME	2,585	4,094
ADULTS WITH BACHELORS DEGREE OR HIGHER	19,876	29,992
MEDIAN HOME VALUE	\$846,907	\$713,133
MEDIAN AGE	43	34
ANNUAL VISITOR SPEND	\$800M+	\$500M+
ANNUAL VISITORS (REGIONAL)	3M+	2M+
HIGH VALUE HOME SALES (\$1M+)	306	265
MEDIAN COMMUTE TIME	17 MIN	16 MIN
MARKET CHARACTER	LIFESTYLE-DRIVEN, DESIGN-CONSCIOUS, TOURISM-FUELED	EMPLOYMENT-DRIVEN, EXPANSION-FOCUSED, HIGHER STUDENT POPULATION



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