

WHITEFISH, MONTANA

# SOUTHSIDE MARKET

6475 US HIGHWAY 93 S

RETAIL SPACE  
NOW AVAILABLE

JUNIOR ANCHOR OPPORTUNITY

# The Largest Available Space at Whitefish's *Highest-Traffic* Retail Center



EXTERIOR RENDER 1

SHOP <sup>cos.</sup>

9,722 <sup>SF</sup>

AVAILABLE SQUARE FEET

1.4 <sup>M</sup>

ANNUAL CENTER VISITS

27 <sup>K+</sup>

VEHICLES PER DAY ON US-93

#1

SHOPPING CENTER WITHIN  
15 MILES

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48.4106° N, 114.3353° W

# Former Dollar Tree — Suite Available

Marquee junior anchor position available at the highest-traffic retail center in Whitefish. The former Dollar Tree space at Southside Market puts a retailer at the southern gateway to one of America's most celebrated mountain towns, directly on U.S. 93 with over 27,000 vehicles passing daily and 1.4 million center visits per year. Visitors skew educated and affluent, with an average household income of \$110K and a median home value approaching \$900K across the center's core trade area. At 9,722 square feet, with 12'-14.5' ceilings, 76.5 feet of glass storefront, and a dedicated loading dock, this is the largest available space in the project — and the one with the most visibility. The center is actively being reimagined under the Southside Market brand, making this a ground-floor position in a transformation already underway.

## SPACE SPECIFICATIONS

AVAILABLE SF <b>9,722 SF</b>	STOREFRONT WIDTH <b>76.5 ft</b>
CLEAR HEIGHT <b>12' - 14.5'</b>	LOADING <b>Exclusive Dock</b>
ADDRESS <b>6475 US-93 S Whitefish, MT 59937</b>	ZONING <b>Commercial Mixed-Use</b>

## PROPERTY HIGHLIGHTS

- Endcap position between Sportsman & Ski Haus and Starbucks — maximum exposure on both flanks
- Open floor plate — column-light configuration ideal for large-format retail
- Prominent monument signage opportunity on U.S. 93
- 300+ surface parking spaces shared across center
- Traffic signal at center entrance
- Grocery-anchored center (Super 1 Foods) driving daily destination traffic
- Active center-wide renovation underway under Southside Market brand



INTERIOR — FORMER DOLLAR TREE · 9,722 SF

## CO-TENANTS

Super 1 Foods GROCERY ANCHOR	Sportsman & Ski Haus OUTDOOR & LIFESTYLE
The Farmers' Stand SPECIALTY GROCERY	RockFish Climbing FITNESS
Home Consign & Design HOME FURNISHINGS	PostalAnnex+ SHIPPING & SERVICES
Great Clips BEAUTY & SPA	McDonald's QSR / TRAFFIC DRIVER

*"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

## CENTER PERFORMANCE (PLACER.AI · APR 2025–MAR 2026)

### TRAFFIC & VISITATION

Annual Visits	<b>1.4 Million</b>
Visit Frequency (avg)	<b>7.2× per year</b>
Avg. Dwell Time	<b>24 minutes</b>
Year-over-Year Growth	<b>+5.4%</b>
Regional Ranking (15-mi radius)	<b>#1 of 6</b>

## VISITOR ORIGIN (TOP ZIP CODES)

Whitefish, MT (59937)	<b>46.2%</b>
Kalispell, MT (59901)	<b>16.5%</b>
Columbia Falls, MT (59912)	<b>11.7%</b>
Regional & Visitor Traffic	<b>25.6%</b>

## VISITOR DEMOGRAPHICS (PLACER.AI · TRUE TRADE AREA)

### VISITOR HOUSEHOLD PROFILE

Average Household Income	<b>\$110,000</b>
Median Household Income	<b>\$74,000</b>
Median Home Value	<b>\$877,000</b>
Bachelor's Degree or Higher	<b>44.8%</b>

## REGIONAL MARKET DATA (FLATHEAD COUNTY)

### WHITEFISH AREA OVERVIEW

Flathead County Population	<b>113,000+</b>
Projected Growth (2025–2030)	<b>+2.12%</b>
Median Home Value (Area)	<b>\$846,907</b>
Annual Visitor Spend	<b>\$800M+</b>
Glacier NP Annual Visitors	<b>~3.3 Million</b>
Daily Traffic on US-93	<b>27,000+ VPD</b>

*The Southside corridor is Whitefish's everyday hub — the point where local residents, regional shoppers, and 3+ million annual Glacier visitors all converge on a single stretch of U.S. 93.*

— SOUTHSIDE MARKET