

NEW RETAIL | OFFICE SPACE FOR LEASE 1256 E 17TH STREET

1256 E 17TH STREET | IDAHO FALLS 83404



17TH STREET FRONTAGE

FOR LEASE | UP TO 8,400 SF

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LISTING COMMENTS:

New strip center on 17th Street.

Highest traffic volumes in the market.

Full-movement access.

Excellent street presence near major anchors.

AVAILABLE SPACE:

RSF:

1,200 SF to 8,400 SF

RATE:

\$24.00 /SF

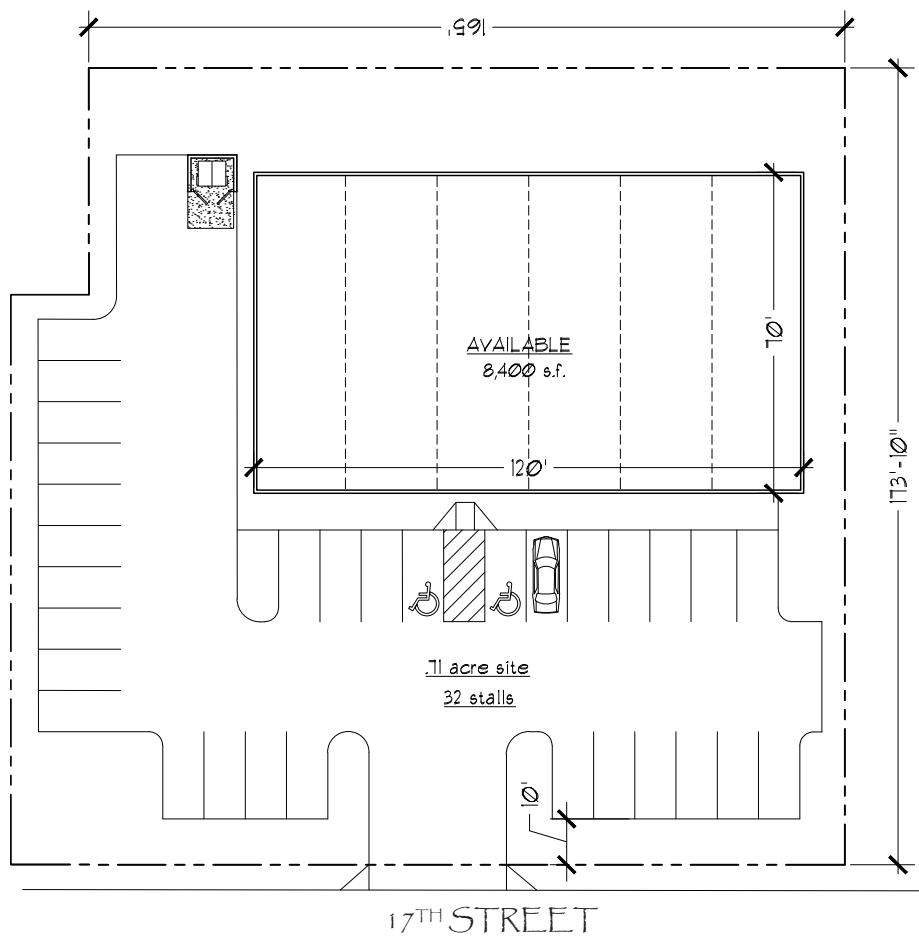
Price & Size Subject to Delivery Condition



CONCEPTUAL LAYOUT OPTIONS

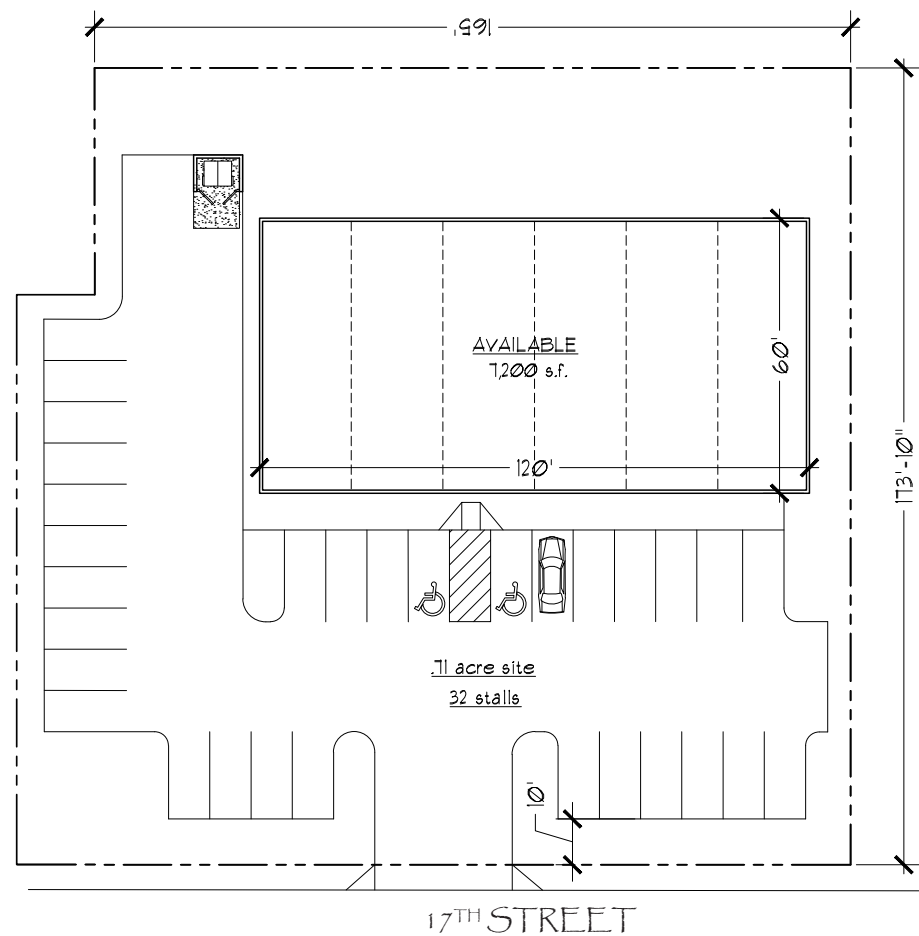
OPTION 1

8,400 SF - Divisible to 1,400 SF



OPTION 2

7,200 SF - Divisible to 1,200 SF



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

CONCEPTUAL LAYOUT OPTIONS

OPTION 3

6,889 SF - Single Tenant



OPTION 4

6,600 SF - Single Tenant

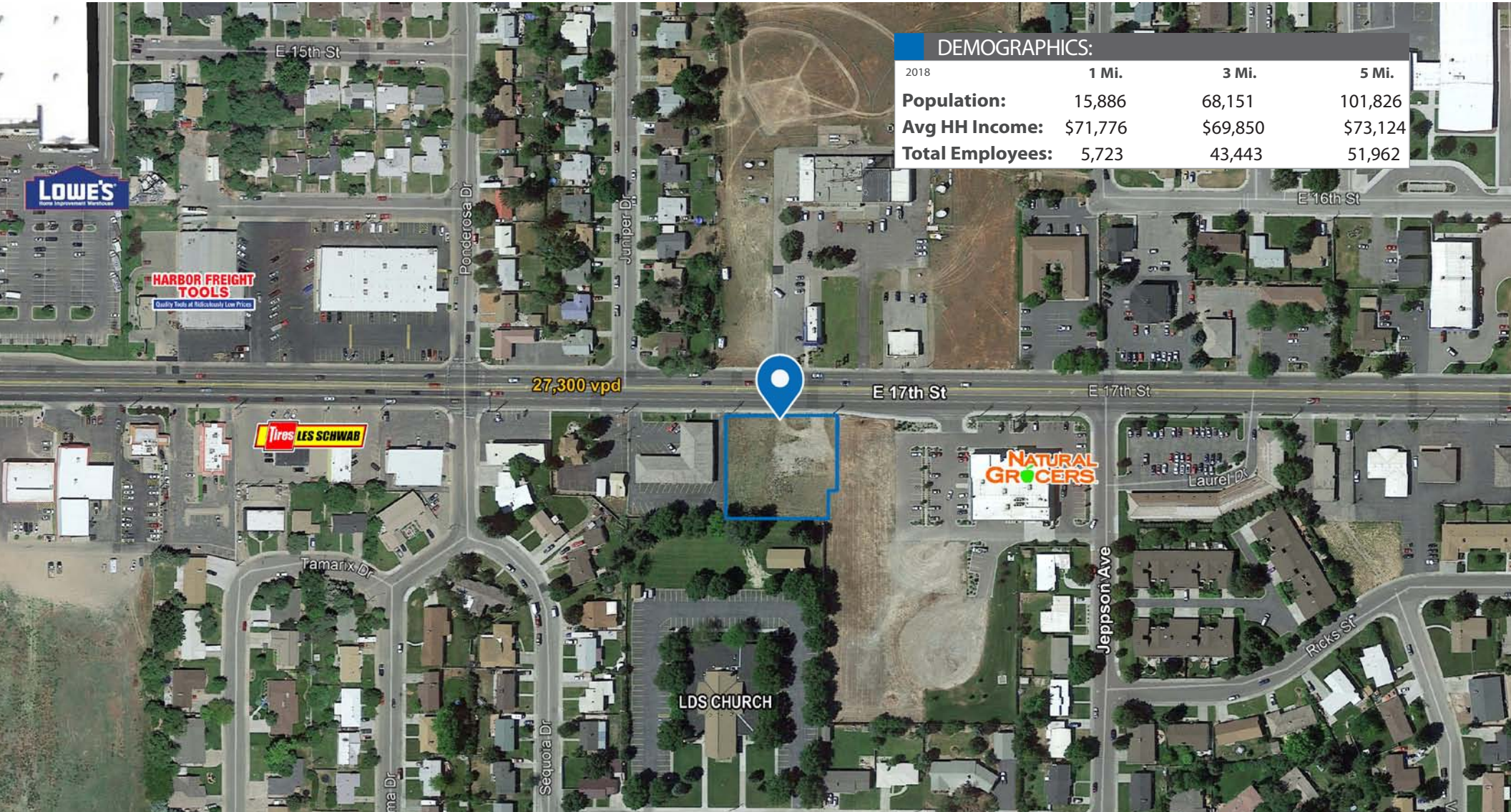


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PARCEL AERIAL



| DEMOGRAPHICS: | | | |
|-------------------------|----------|----------|----------|
| 2018 | 1 Mi. | 3 Mi. | 5 Mi. |
| Population: | 15,886 | 68,151 | 101,826 |
| Avg HH Income: | \$71,776 | \$69,850 | \$73,124 |
| Total Employees: | 5,723 | 43,443 | 51,962 |

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