

5,064 SF RETAIL | RESTAURANT | OFFICE BUILDING FOR LEASE

# I-15 & US-20 VISIBILITY RETAIL BUILDING

950 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



**Shane Murphy**

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434 Gladstone St.  
P.O. Box 2363  
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5,064 SF TURN-KEY RESTAURANT | RETAIL | OFFICE BUILDING FOR LEASE

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	25.6K	72K	117.5K
Household Income	\$65.1K	\$70.4K	\$75.3K
Number of Employees	19.7K	53.7K	86.5K

## HIGHLIGHTS

- 1.55-Acre Oversized Lot Includes 86 Parking Spaces
- Excellent visibility & easy access to I-15 & US-20
- Surrounded by national hotels, retailers & restaurants: Outback Steakhouse, Wendy's, Chili's, Applebee's, Hilton, Hampton Inn, Walmart, and many more.
- Just 1 mile from Downtown Idaho Falls

### Uses:

- Turnkey Restaurant - all equipment included
- Service retail- Plumbing, Electrical, HVAC, Special Uses
- Equipment Rental sales and service.
- Auto or Trailer Dealership with a large oversized 86 parking stall finished parking lot.

## PROPERTY DETAILS

Building	5,064 SF
Land	1.55 AC

Contact Agent for Pricing  
*Seller Open to Possible Sale of Property*

## THE PROPERTY

Outstanding 1.55-acre site along Lindsay Blvd. with unmatched visibility from I-15 and US-20. This high-traffic location delivers over 35,000 combined daily vehicles and is surrounded by top national retailers and restaurants. Just one mile from Downtown Idaho Falls, the site offers excellent access and strong positioning for retail, office, hospitality, or service users.



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## AREA INFORMATION

### EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

### GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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