

FOR SALE OR LEASE



## PROPERTY DETAILS

TBD 17<sup>th</sup> Street & Midway Avenue, Ammon, ID 83406

- 1,200–2,400 SF space available
- Excellent office park location offering high traffic counts and multiple access points
- Exceptional visibility with frontage on Midway Avenue off of 17<sup>th</sup> Street
- Ample parking available
- Asking price: \$750,000
- Lease rate: \$22/SF/year NNN

## 2025 DEMOS



### EST. POPULATION

1 MILE » **9,544**  
3 MILE » **66,703**  
5 MILE » **106,262**



### EST. HOUSEHOLDS

1 MILE » **3,551**  
3 MILE » **23,520**  
5 MILE » **37,821**



### EST. AVERAGE HH INCOME

1 MILE » **\$96,381**  
3 MILE » **\$102,662**  
5 MILE » **\$105,478**

# NEWMARK



## MOUNTAIN WEST

### DUSTIN MORTIMER

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direct 208.874.0230

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### FULL SERVICE COMMERCIAL REAL ESTATE

3345 Chasewood Drive

Ammon, ID 83406

Office 208.874.0230

[www.newmarkmw.com](http://www.newmarkmw.com)



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## Phase 1

Expected delivery Q4 2025 or Q1 2026



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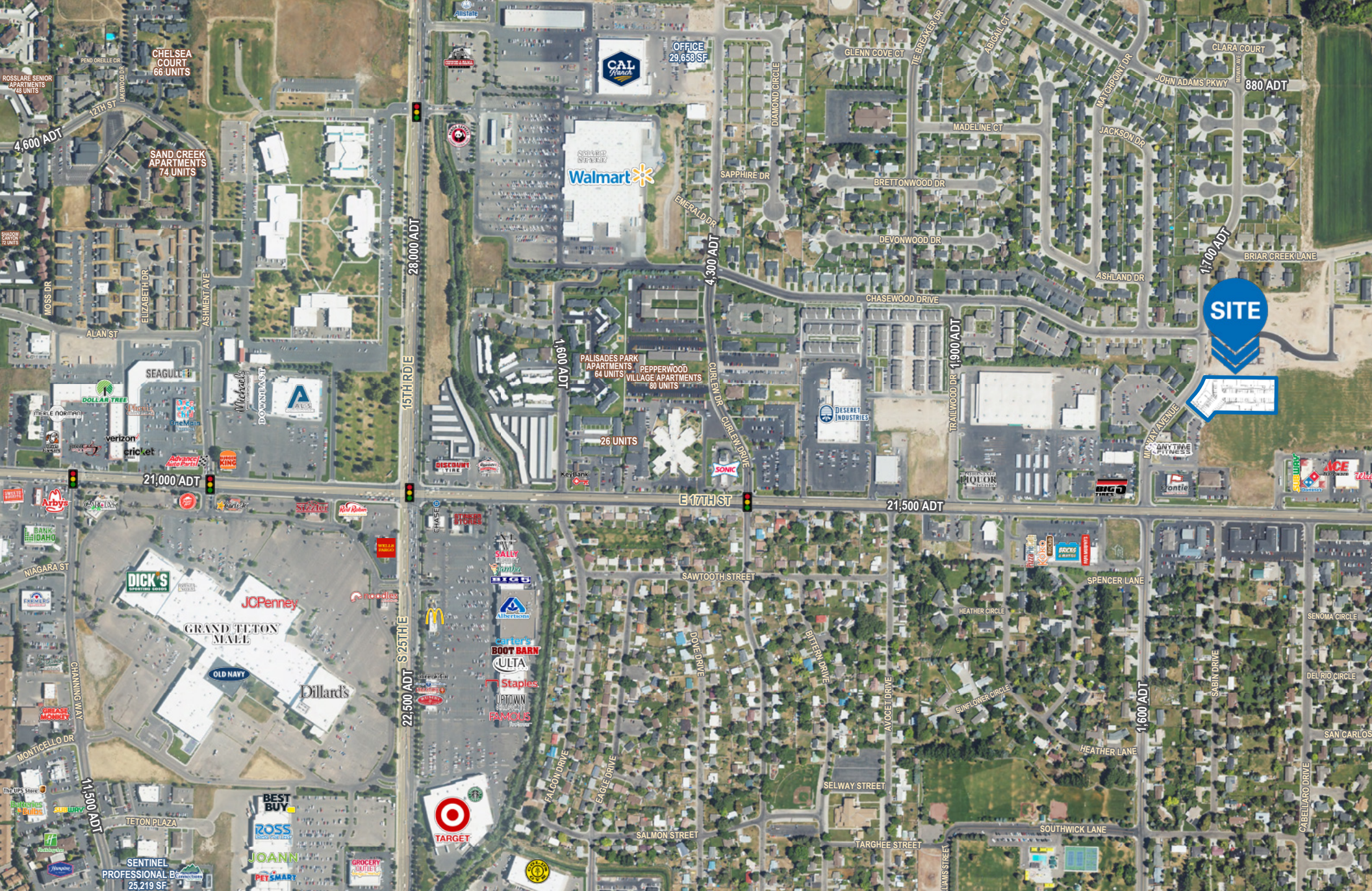




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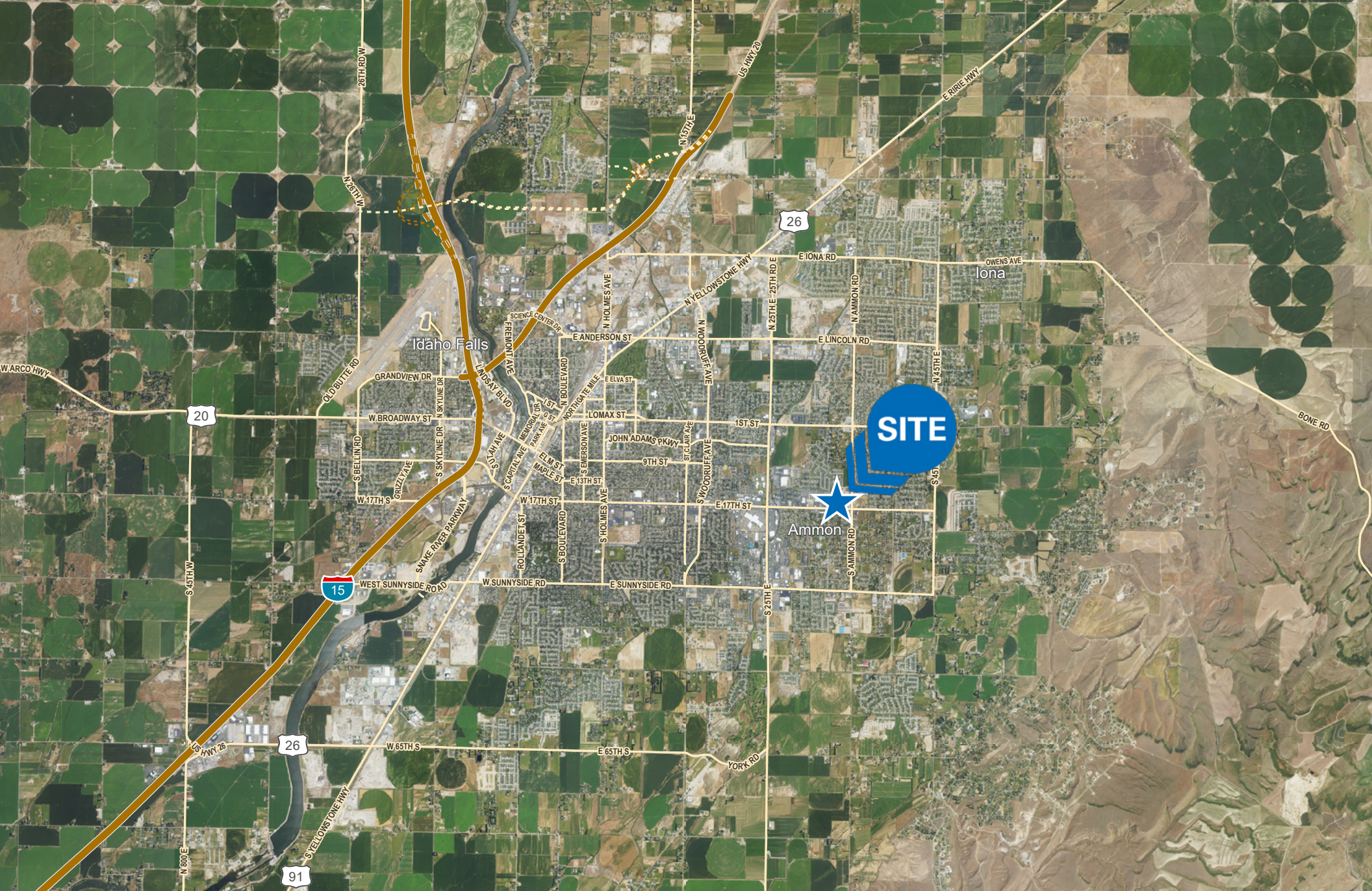


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