

TOK

COMMERCIAL

161 N EAGLE ROAD

GROUND LEASE OR BUILD TO SUIT AVAILABLE / EAGLE, ID 83616

STATE ST

24,500 VPD

EAGLE RD

BTS
SITE

CONTACT



HOLLY CHETWOOD, CCIM

208.947.0827

holly@tokcommercial.com

JP GREEN, CCIM

208.947.08252

jpgreen@tokcommercial.com

HIGHLIGHTS



Perfect build to suit opportunity for boutique, tasting room, or brewpub use.

Excellent retail synergy among popular retailers: Bodacious Pig Barbecue, daVinci's, Wild West Home of Mamma Italia, Smoky Mountain Pizzeria and Albertsons!

Among high traffic area, visible to over 41,500 VPD!

DETAILS



SUBMARKET West

LOT SIZE 0.47 Acres

PARKING Ample

ZONING CBD

LEASE RATE Contact Agent

LEASE TYPE NNN

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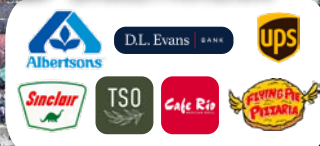


EAGLE RD LOCATION!

EAGLE PLAZA



EAGLE PAVILION



24,500 VPD

STATE ST / HWY 55



31,500 VPD

EAGLE RIVER



EAGLE RD

41,500 VPD



CENTRAL BUSINESS DISTRICT

The purpose of this designation is to accommodate and encourage further expansion and renewal in the historical core business area of the community.

A variety of business, public, quasi- public, cultural, residential and other related uses are encouraged. The greatest possible concentration of retail sales and business is to occur in this district. Pedestrian friendly uses and developments are encouraged.



CLICK FOR MORE INFORMATION



5 MI RADIUS

3 MI RADIUS

1 MI RADIUS



DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
POPULATION:	7,417	38,406	130,794
AVG HH INCOME:	\$126,295	\$126,158	\$104,960
EST. EMPLOYEES:	8,445	16,389	30,671

SITUATED IN RAPID DEVELOPMENT!