

# FALCON STORAGE MIXED-USE UNIT FOR LEASE 220 SOUTH HERONS FLIGHT LANE

Eagle, ID 83616

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$1.54 SF/month (NNN)

## PROPERTY INFORMATION

**COUNTY:** Ada

**MARKET:** Eagle

## BUILDING DATA

**TOTAL BLDG. SF:** 15,000 SF

**YEAR BUILT:** 2025

**ZONING:** MU

**CLEAR HEIGHT:** 18'

## LISTING DATA

**AVAILABLE SF:** 2,500 SF

**AVAILABLE:** Immediately

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this versatile space with Hwy 16 exposure and favorable MU zoning for lease. The suite features an 18x14 electric overhead door, glass storefront, restroom, full HVAC, and shop sink. Located in the heart of the valley, it sits near thousands of high-income homes.

## PROPERTY HIGHLIGHTS

- New construction
- Hwy 16 exposure
- Glass storefront
- 18x14 Electric roll up door

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	AMENITIES
Unit 102	Available	2,500 SF	NNN	\$1.54 SF/month	Sprinklers, HVAC & Restroom

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\*Unit sizes are not exact and will verify from final plat\*

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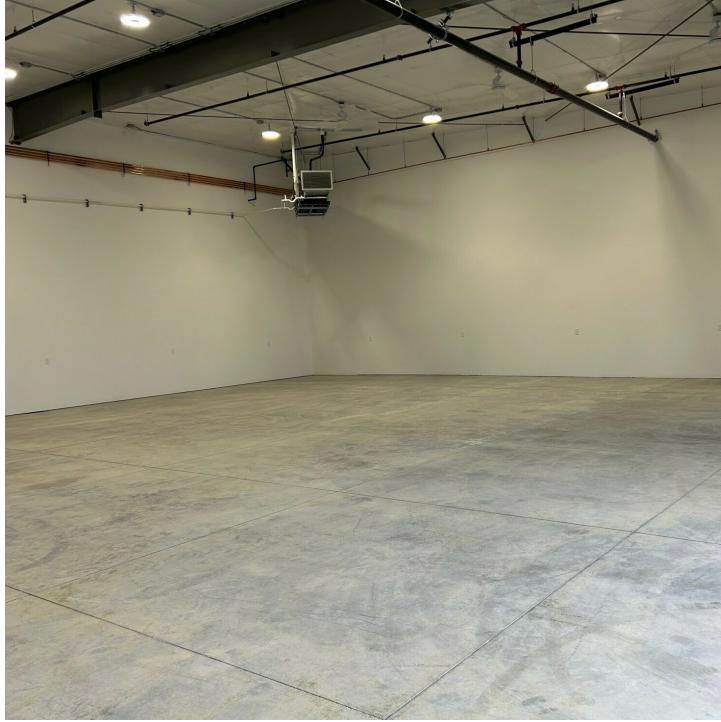
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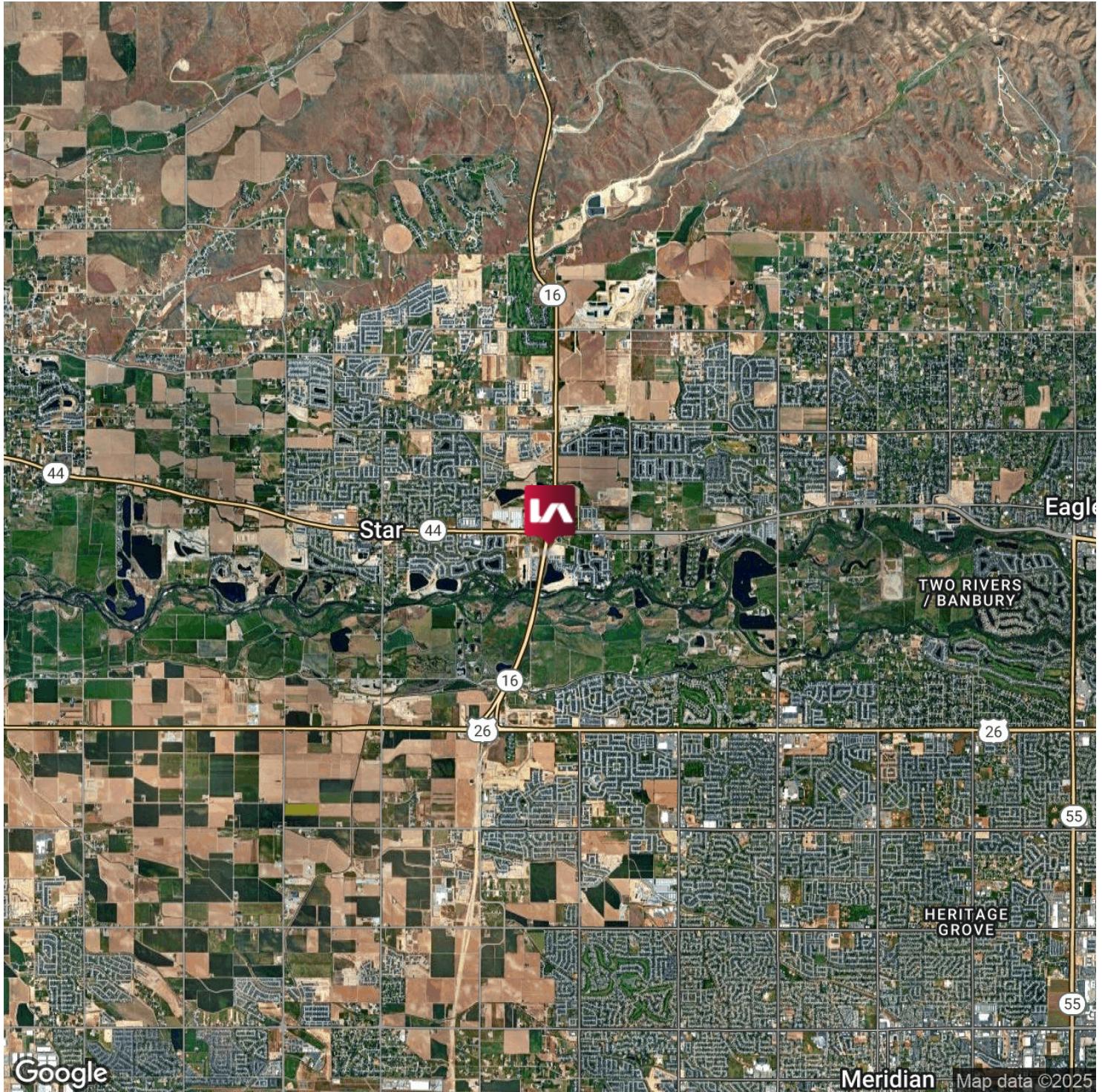
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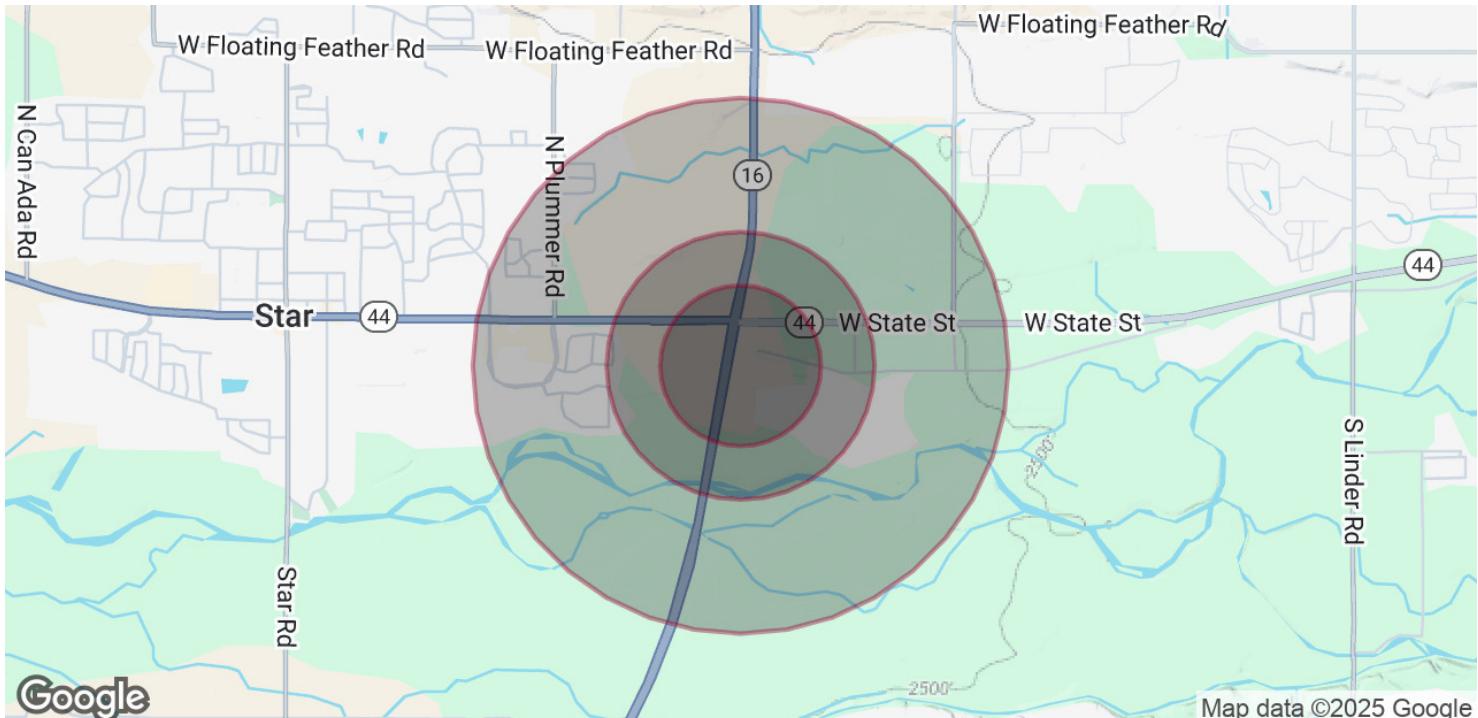
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	193	1,547
Average Age	44	44	43
Average Age (Male)	43	44	43
Average Age (Female)	44	44	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	70	559
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$114,567	\$112,237	\$105,926
Average House Value	\$958,034	\$869,984	\$778,666

Demographics data derived from AlphaMap

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