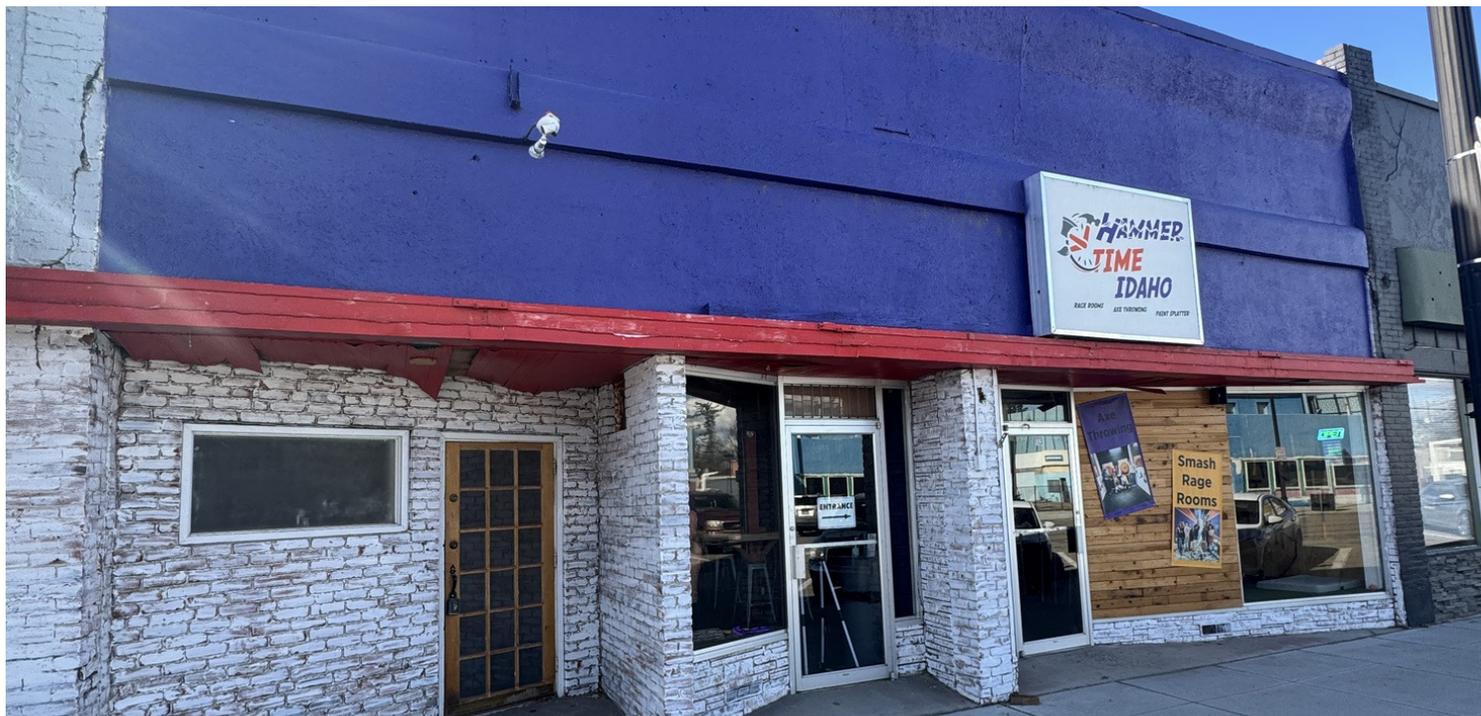


# RETAIL SPACE FOR LEASE 109 NORTH MAIN STREET

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$12.00 SF/yr  
**LEASE TYPE:** NNN (Est. \$2.00 SF/yr)  
**AVAILABLE:** Suite 109

## PROPERTY INFORMATION

**COUNTY:** Payette  
**ZONING:** C-1

## BUILDING DATA

**TOTAL BLDG. SF:** 4,863 SF  
**YEAR BUILT:** 1920  
**REMODELED:** New flooring, new roof, new HVAC units

## LISTING DATA

**SUITE 109:** 1,250 - 2,500 SF  
**AVAILABLE:** Immediately

## PROPERTY OVERVIEW

Lee & Associates is pleased to present  $\pm$ 2,500 SF of prime downtown commercial space available for lease. Located in the heart of Downtown Payette on Main Street, this versatile retail space offers excellent visibility and foot traffic within a classic building. The property benefits from its central location in the community's vibrant commercial corridor, with convenient access to Highway 95 and close proximity to local businesses, shops, and amenities.

## PROPERTY HIGHLIGHTS

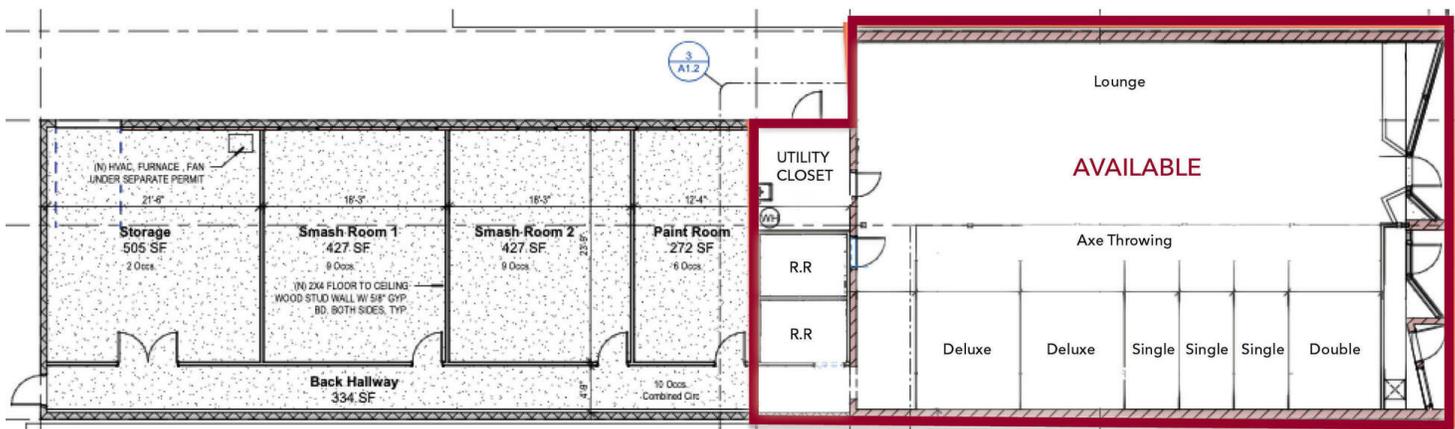
- Flexible layout with the option to demise the space in half for tenants seeking smaller suites
- Ideal for startups, boutique retail, professional services, or creative uses
- Downtown setting surrounded by historic charm and community activity
- Suitable for retail, office, service-oriented businesses, or similar commercial uses

Alec Dhaenens | Associate  
alecd@leeidaho.com  
C 208.405.3104

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 109	1,250 - 2,500 SF	NNN	\$12.00 SF/yr	- Can be demised into 1,250 SF - NNN Est. \$2.00 SF/yr

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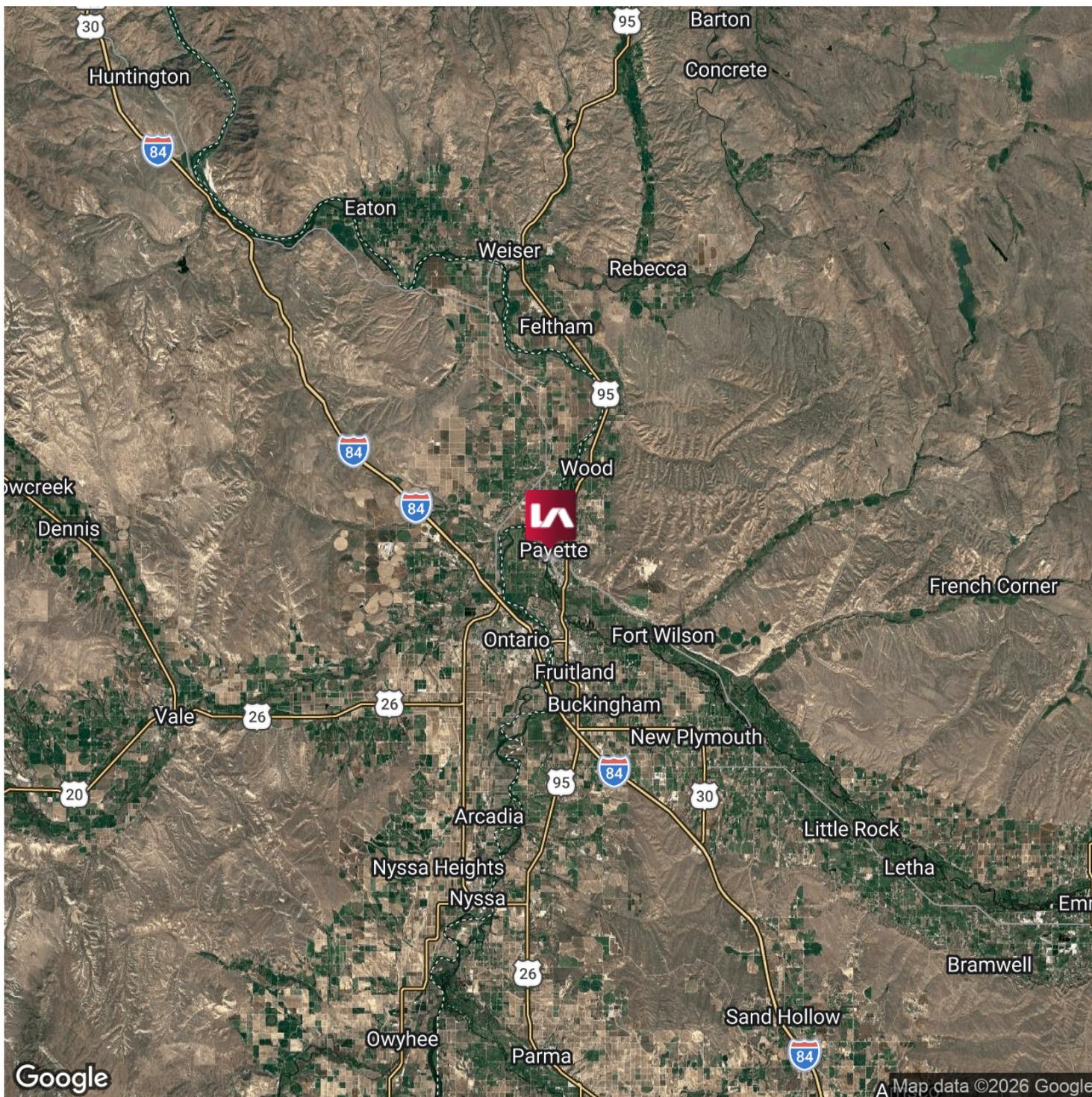
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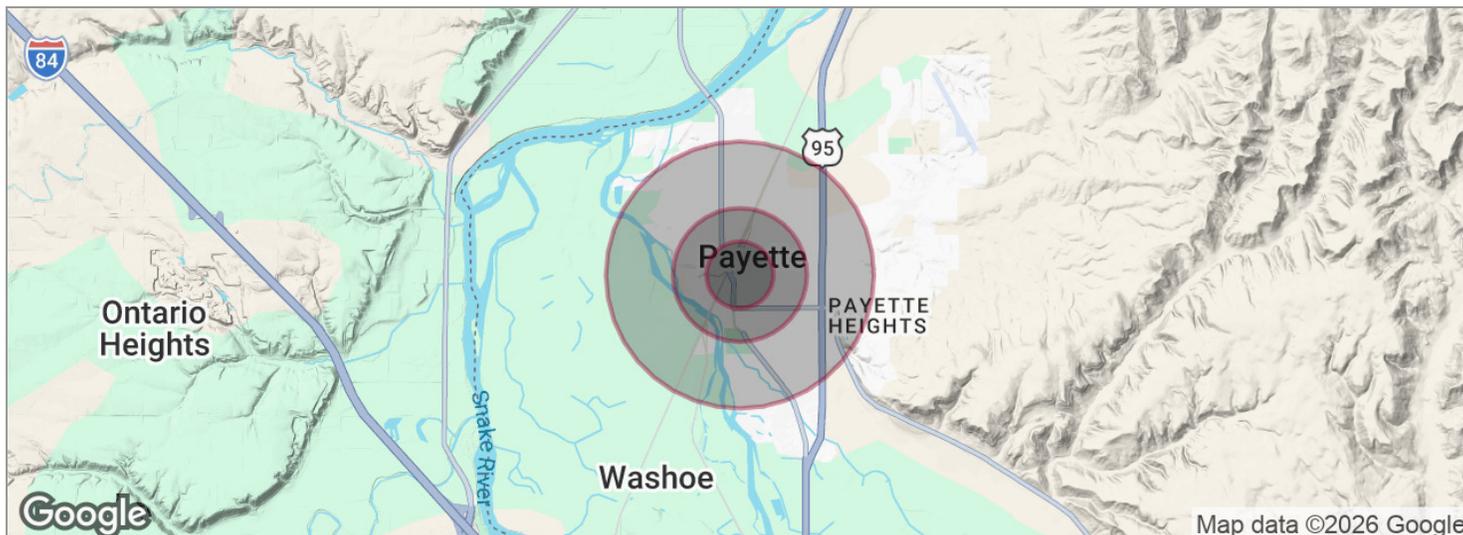
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	425	1,335	3,201
Median age	35.9	34.4	35.1
Median age (Male)	45.7	43.4	42.5
Median age (Female)	25.4	25.9	28.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	158	484	1,136
# of persons per HH	2.7	2.8	2.8
Average HH income	\$53,615	\$57,303	\$62,601
Average house value	\$259,361	\$259,538	\$287,619

\* Demographic data derived from 2020 ACS - US Census

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