

COMMERCIAL BUILDING FOR LEASE 620 S. MAIN ST.

Payette, ID 83661



ECONOMIC DATA

LEASE RATE: \$7.00 SF/yr
LEASE TYPE: NNN

BUILDING DATA

BUILDING SF: 4,763 SF
YEAR BUILT: 1900
CLEAR HEIGHT: 10'
ZONING: C- Commercial

LISTING DATA

AVAILABLE: 4,763 SF
SITE AREA: 1.1 AC

PROPERTY OVERVIEW

Lee & Associates is pleased to present this versatile 4,763 SF commercial building on just over one acre in the heart of Payette, Idaho. Strategically positioned along Main Street, the property boasts excellent visibility, strong signage opportunities, and easy street access, making it an ideal choice for businesses seeking a high-profile location.

PROPERTY HIGHLIGHTS

- 4,763 SF building on 1.1 acres
- Prime Main Street frontage with high visibility
- Generously sized lot with ample on-site parking
- Flexible layout and existing food & beverage infrastructure
- Expansion and outdoor use opportunities
- Roof replaced 2020
- Bathrooms recently remodeled

Alec Dhaenens | Associate
alecd@leeidaho.com
C 208.405.3104

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.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL BUILDING FOR LEASE 620 S. MAIN ST.

Payette, ID 83661



AVAILABLE SPACE

ADDRESS	SIZE (SF)	LEASE TYPE	LEASE RATE	SITE AREA
620 S. Main St.	4,763 SF	NNN	\$7.00 SF/yr	1.1 AC

Alec Dhaenens | Associate
alecd@leeidaho.com
C 208.405.3104

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.
No liability of any kind is to be imposed on the broker herein.

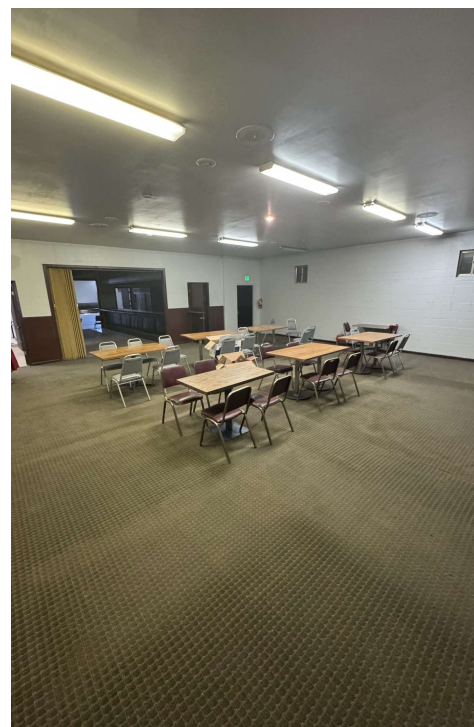
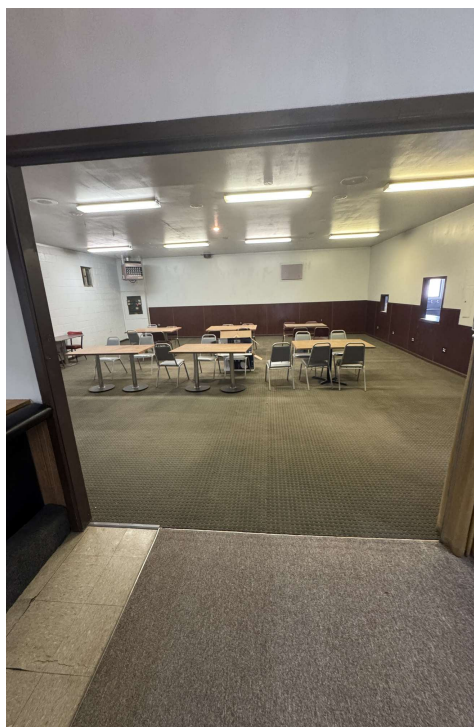
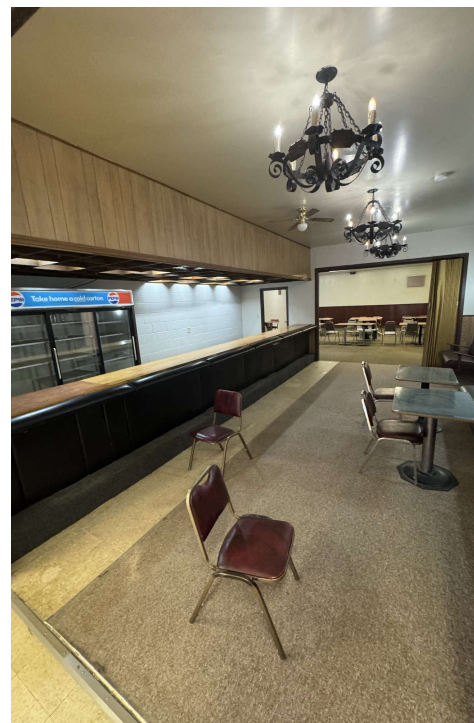
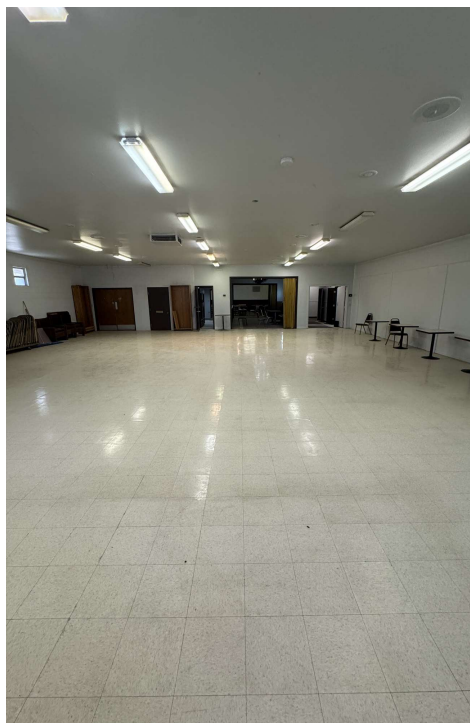
COMMERCIAL BUILDING FOR LEASE

620 S. MAIN ST.

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Alec Dhaenens | Associate

alecd@leeidaho.com

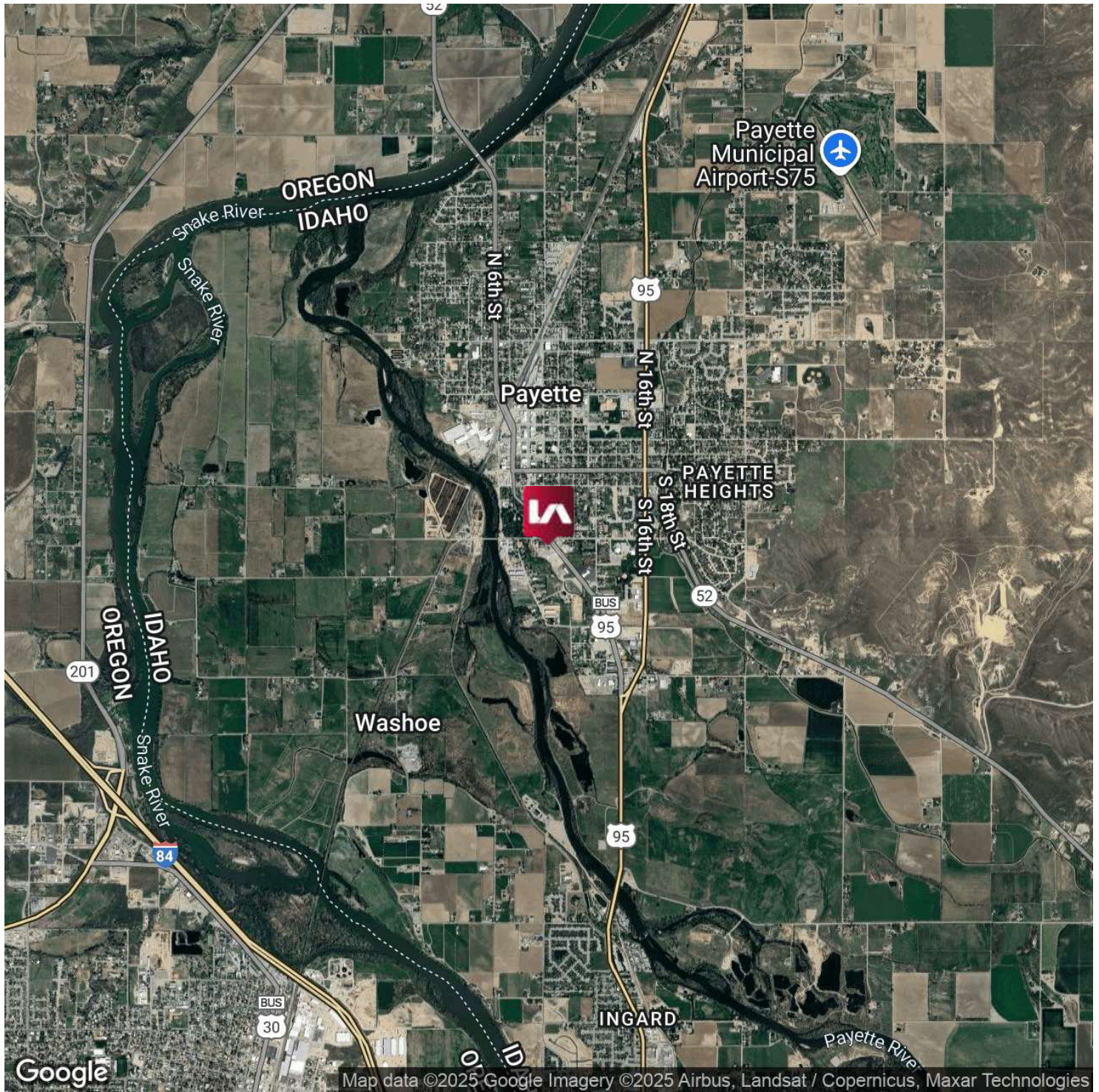
C 208.405.3104

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.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL BUILDING FOR LEASE 620 S. MAIN ST.

Payette, ID 83661

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



Alec Dhaenens | Associate
alecd@leeidaho.com
C 208.405.3104

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.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL BUILDING FOR LEASE 620 S. MAIN ST.

Payette, ID 83661

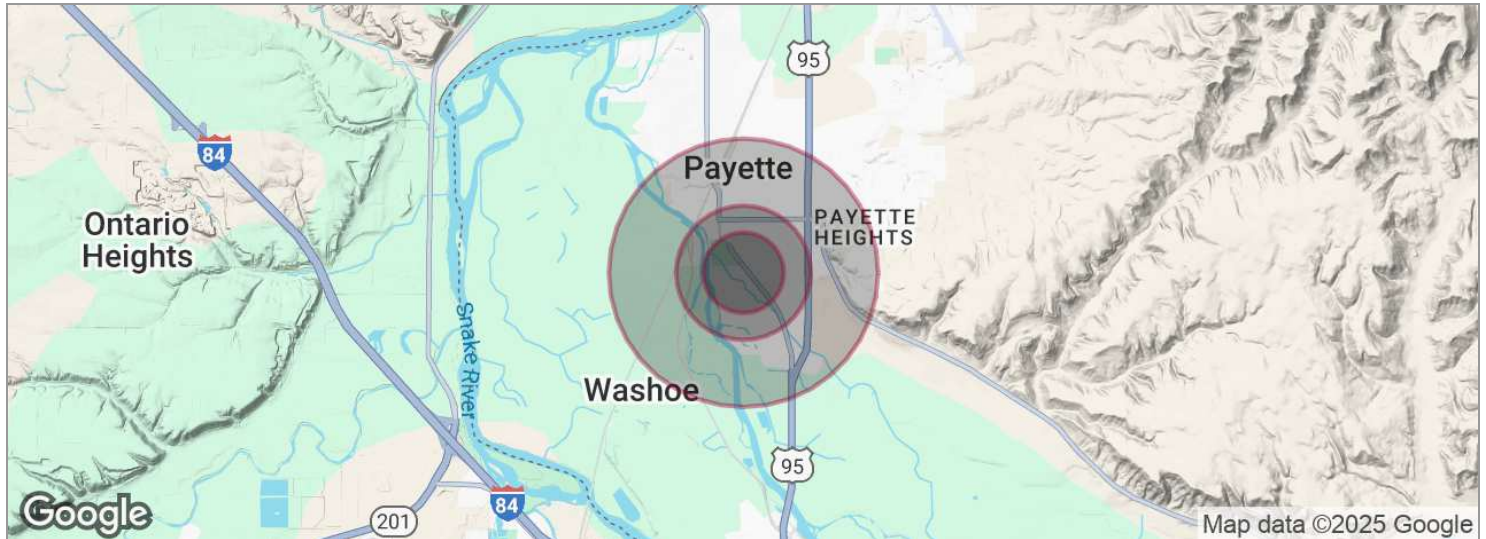


Alec Dhaenens | Associate
alecd@leeidaho.com
C 208.405.3104

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.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL BUILDING FOR LEASE 620 S. MAIN ST.

Payette, ID 83661



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	325	1,422	4,545
Median age	42	40	41
Median age (Male)	41	39	39
Median age (Female)	43	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	131	579	1,787
# of persons per HH	2.5	2.5	2.5
Average HH income	\$68,496	\$61,353	\$70,894
Average house value	\$290,895	\$279,188	\$343,096

*Demographic data derived from 2020 ACS - US Census

Alec Dhaenens | Associate
alecd@leeidaho.com
C 208.405.3104

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.
No liability of any kind is to be imposed on the broker herein.