



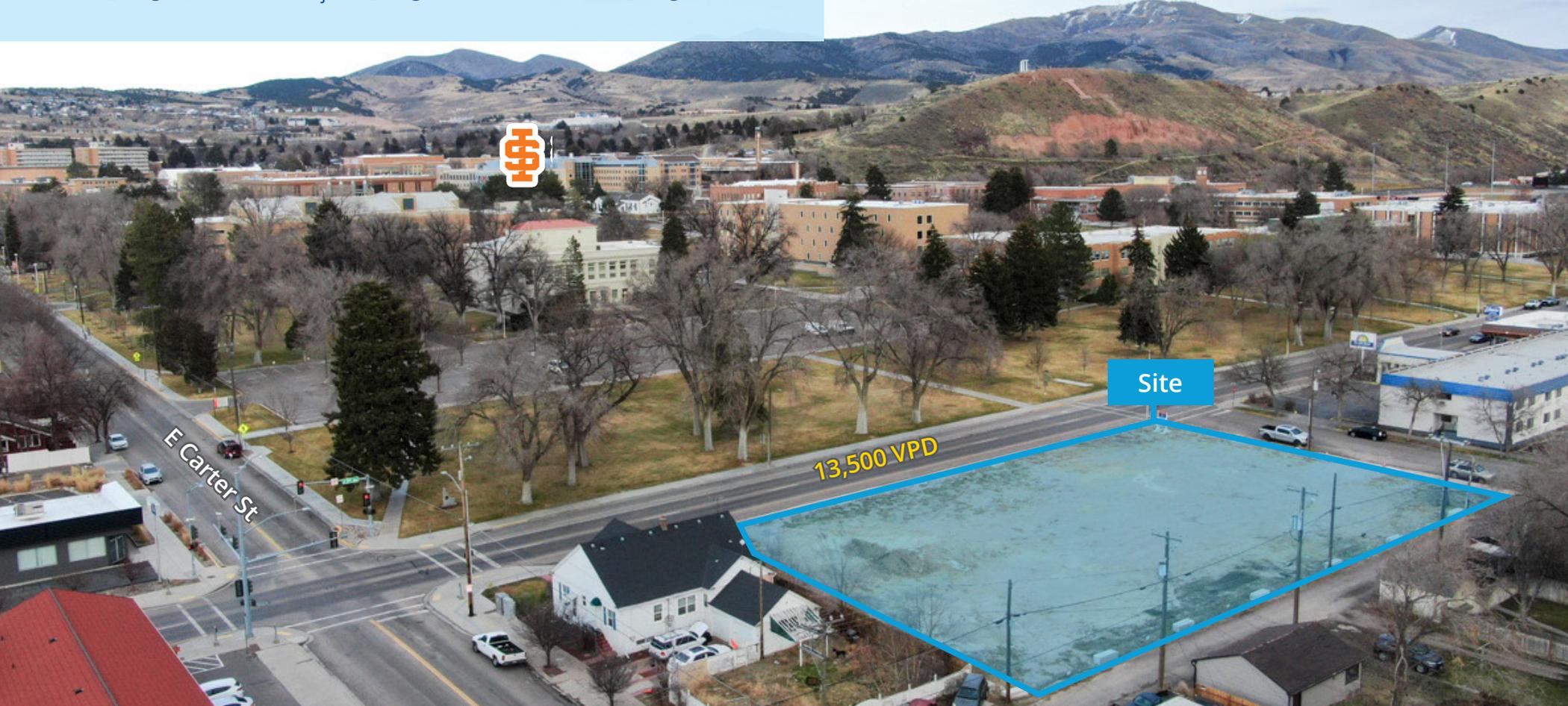
717 S 5th Ave *Ground Lease*

Across from Idaho State University
Pocatello, ID 83201

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Site

13,500 VPD

E Carter St

Key Highlights

- Across From Idaho State University
- High Traffic Area
- Easy Access
- Ground Lease Only (Idaho State University)

Property Overview

Property Type	Land
Land Size	0.7733
Parcel #	RPPOC190900
Zoning	Commercial General

Excellent corner retail land lease opportunity with outstanding visibility directly across from the heart of Idaho State University in Pocatello. Positioned on S 5th Avenue with convenient access to Interstate 15 and the Bannock County Courthouse, the site benefits from strong daytime population drivers and surrounding established businesses.

Traffic counts continue to rise ($\pm 13,500$ VPD), and the property offers excellent street frontage and strong pedestrian traffic from the university and nearby offices. This high-exposure location makes it an ideal site for a QSR or other high-visibility retail user.



Property Gallery





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