

1600 EAST LINCOLN ROAD

FOR LEASE



PROPERTY DETAILS

1600 EAST LINCOLN ROAD
IDAHO FALLS, ID 83401

- Updated office spaces with open space and potential retail. Could be used as a car sales lot.
- Main floor and basement can be rented separately.
- On Lincoln Road with great visibility and high traffic count of 18,000 vehicles per day.
- SF: 2,160 main floor - 2,160 basement (4,320 total)
- Individual office spaces available for lease
- Contact agent for pricing

2024 DEMOS

EST. POPULATION

1 MILE » 5,807
3 MILE » 64,221
5 MILE » 112,304

EST. HOUSEHOLDS

1 MILE » 2,275
3 MILE » 24,507
5 MILE » 40,353

EST. AVERAGE HH INCOME

1 MILE » \$60,050
3 MILE » \$89,404
5 MILE » \$102,677

MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mwcrc.com
direct 208.874.0230
[View Profile](#)

NATE CLARK

nc Clark@mwcrc.com
direct 208.757.7477
[View Profile](#)

FULL SERVICE
COMMERCIAL REAL ESTATE
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.mwcrc.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

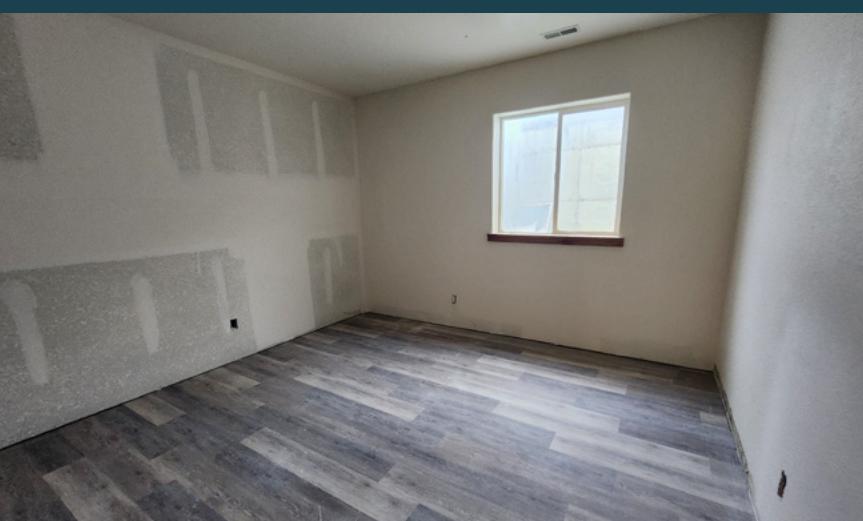
dmortimer@mwcrc.com
direct 208.874.0230

[View Profile](#)

NATE CLARK

nc Clark@mwcrc.com
direct 208.757.7477

[View Profile](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**

3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.mwcrc.com



DUSTIN MORTIMER

dmortimer@mwcre.com

direct 208.874.0230

[View Profile](#)

NATE CLARK

nclark@mwcre.com

direct 208.757.7477

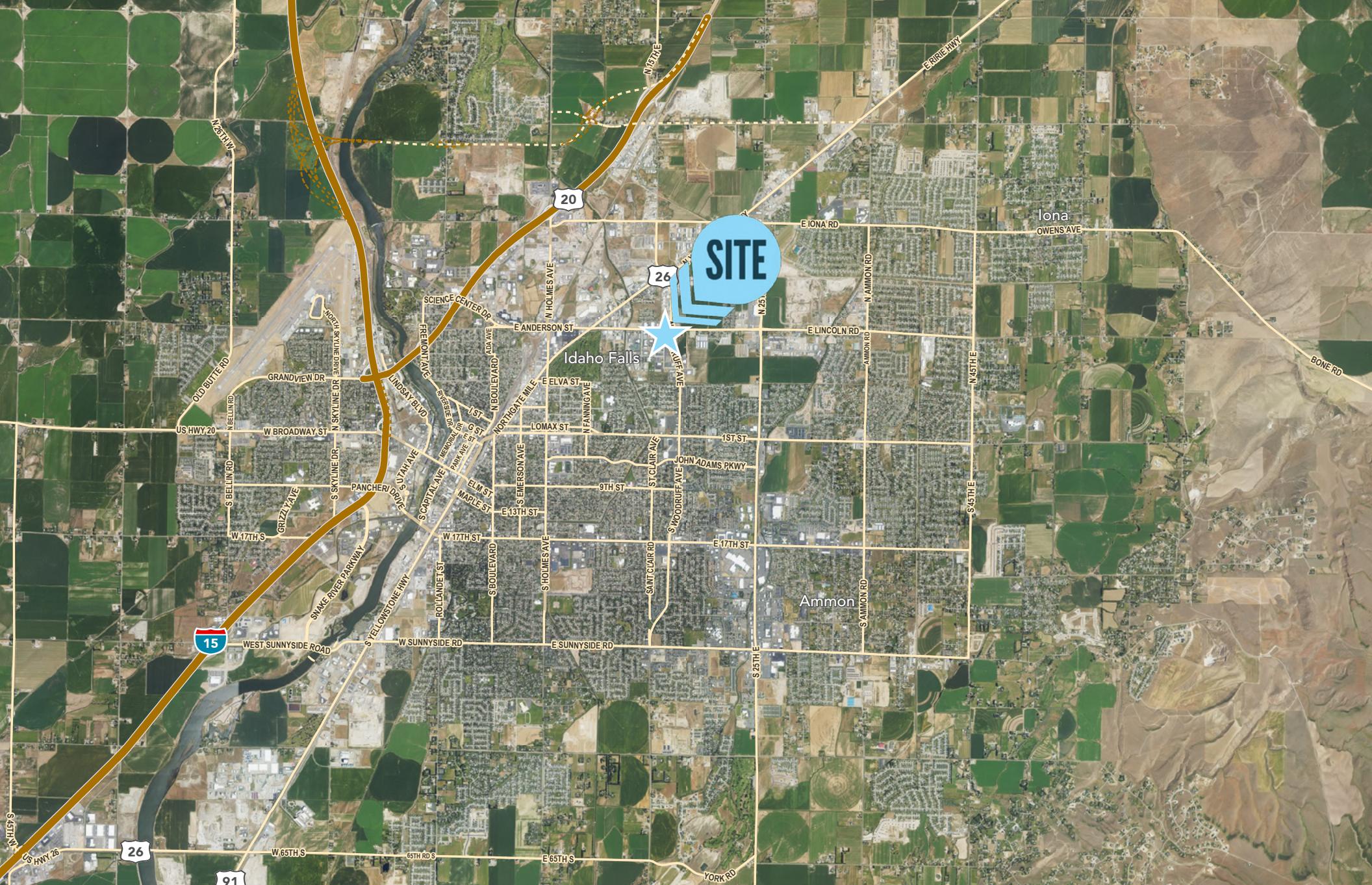
[View Profile](#)

FULL SERVICE
COMMERCIAL REAL ESTATE
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER
dmortimer@mwcre.co
direct 208.874.0230
[View Profile](#)

NATE CLARK
nclark@mwcre.com
direct 208.757.7477
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.mwcre.com