

IDEAL PROPERTY FOR OWNER USER WITH INCOME
1191 E. IRON EAGLE DR.
Eagle, ID 83616



PRICE REDUCTION!

ECONOMIC DATA

SALE PRICE: \$1,550,000
LEASE RATE: \$23.50 SF/yr
LEASE TYPE: Full Service

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Eagle

BUILDING DATA

BUILDING SF: 6,225 SF
YEAR BUILT: 2005
ZONING: M-U

LISTING DATA

SUITE 100 SF: ± 3,113 SF

CONTACT AGENT FOR SHOWING INSTRUCTIONS!

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 6,225 SF office building for sale or lease. Building consists of two floors, each floor is built out with multiple offices, reception area, conference rooms, bathrooms, and an elevator. With a new tenant moving into the top floor on June 1, 2024 a buyer can purchase the building and occupy the ground floor and enjoy the income from the new tenant. This desirable location offers excellent visibility from heavily trafficked State St. (Hwy 44). A multitude of restaurants, retailers, entertainment and more are found within a close proximity.

PROPERTY HIGHLIGHTS

- 27,002 VPD on State Hwy 44
- 1 Mile to the heart of Eagle
- Multitude of restaurants, retailers, and other amenities

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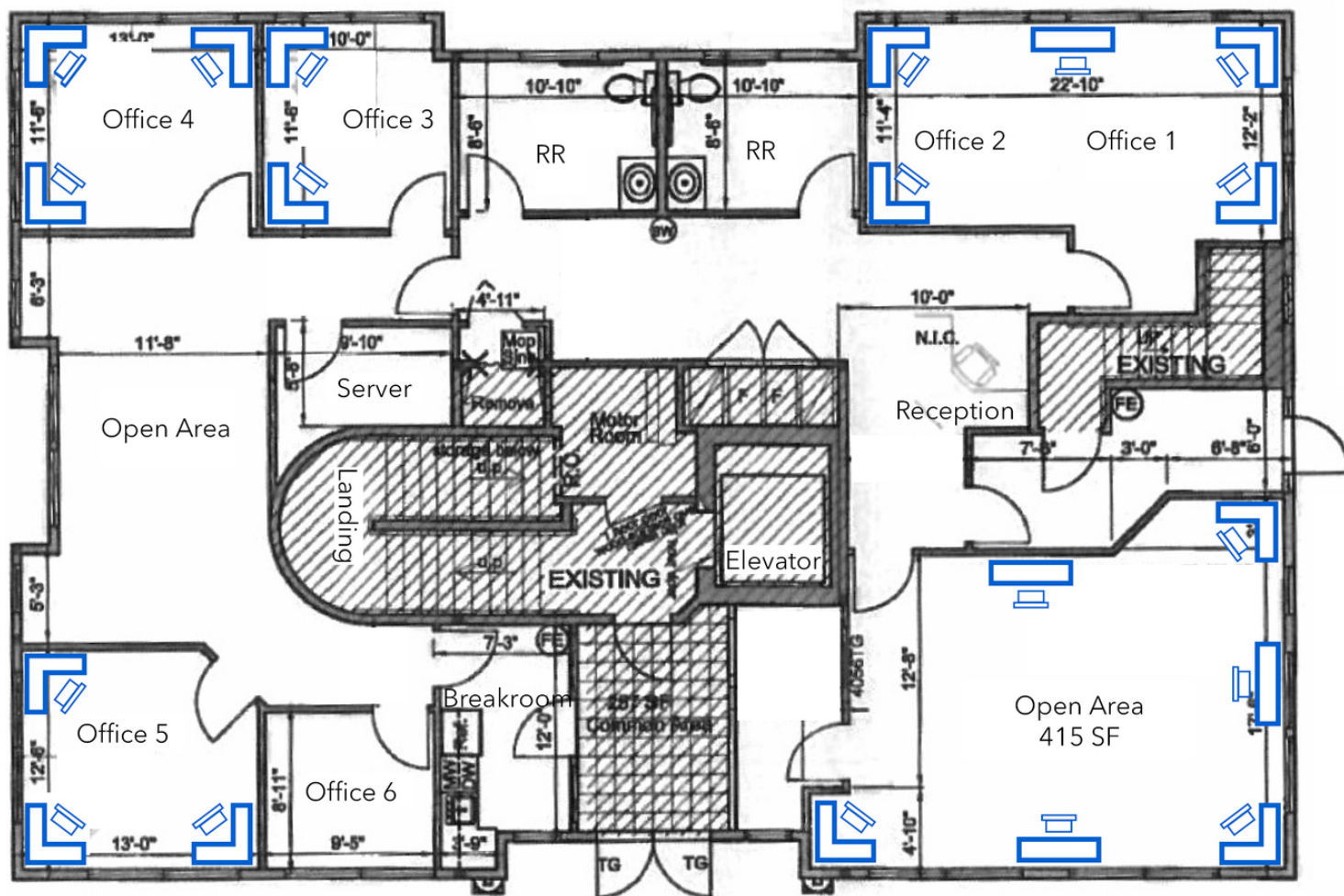
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Lower Floor - Plan

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Suite 100 - Reception



Suite 100 - Office



Suite 100 - Conference Room



Suite 100 - Breakroom

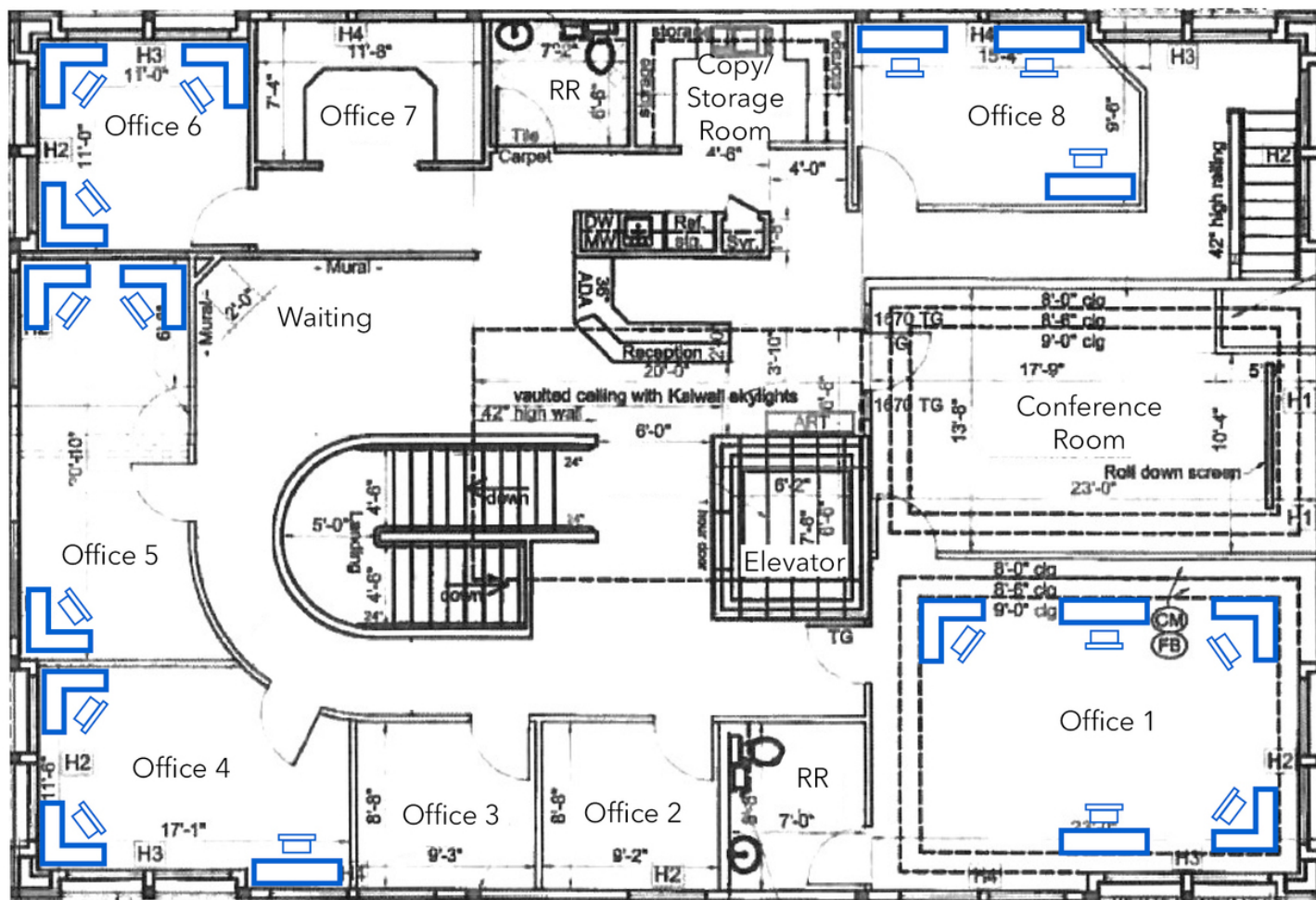
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Second Floor - Plan

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Suite 200 - Office



Suite 200 - Kitchenette



Suite 200 - Conference Room



Suite 200 - Reception

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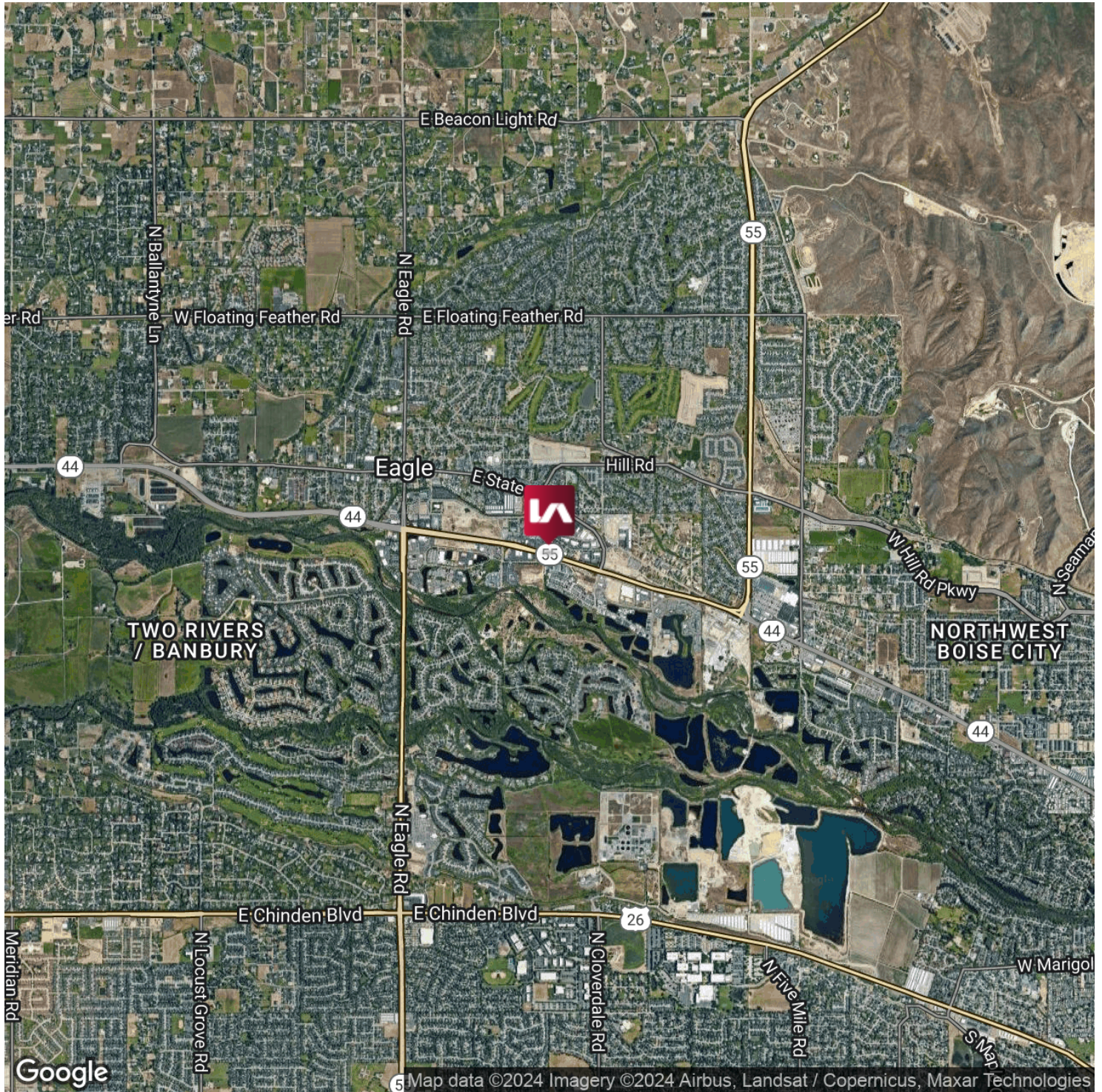
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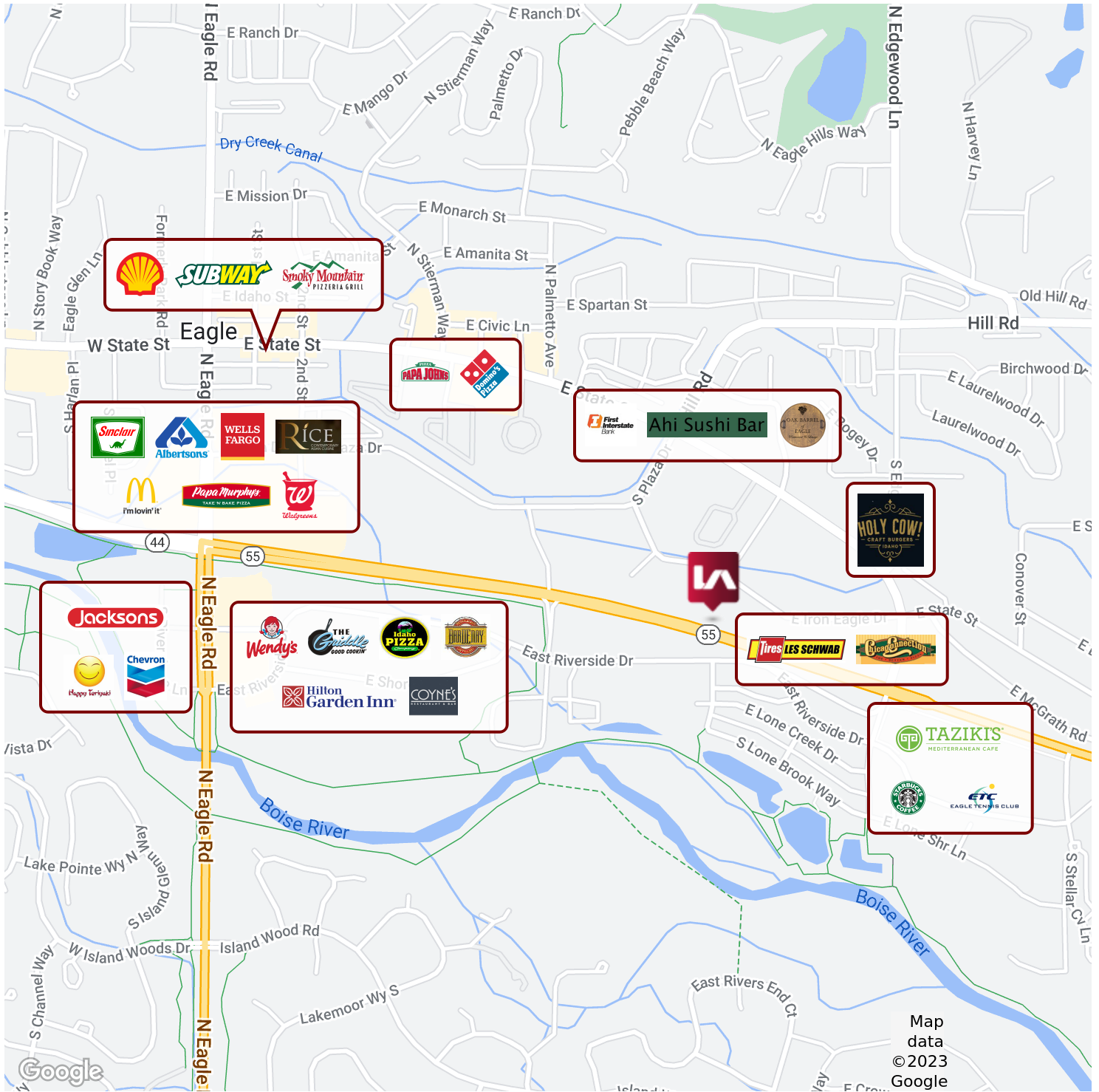
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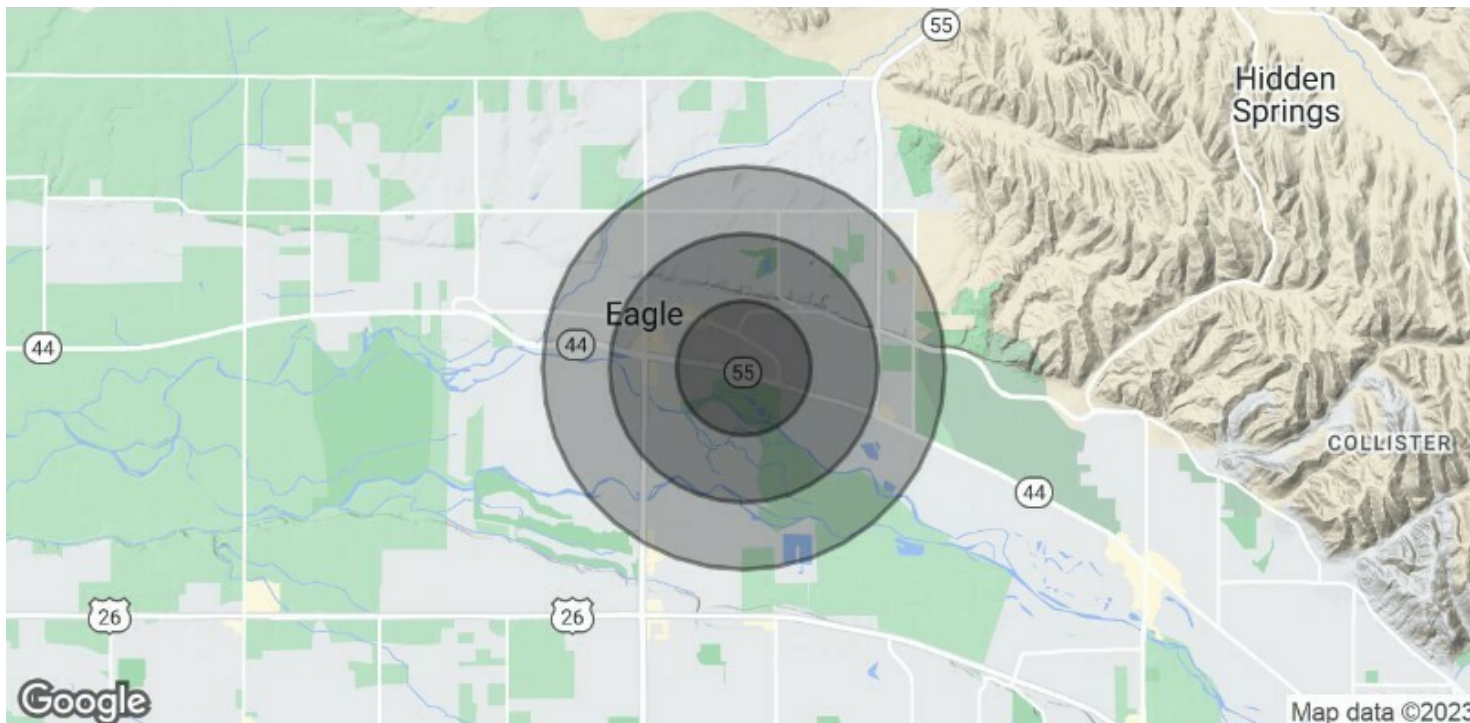
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,097	51,063	157,954
Annual Growth (2022-2027)	3.8%	3.7%	3.7%
Total Households	3,715	18,745	57,814
Median Household Income	\$75,742	\$90,568	\$80,411
Median Age	43.9	41.2	39.3
Bachelor's Degree or Higher	37%	43%	38%

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Eagle, Idaho

Eagle, Idaho is located in Ada County, just 10 miles northwest of Boise with a population of 32,100 residents. Eagle is known for its beautiful scenery nestled in the Boise foothills and family-friendly community. This city also has a wide variety of different parks and outdoor amenities to enjoy including Eagle Island State Park, Boise River Greenbelt, The Ada/Eagle Sports Complex, and golf courses etc. One popular local activity in Eagle is the Eagle Saturday Market held in the heart of Downtown Eagle, that offers local produce, arts & crafts, woodwork, specialty food items and more!

Eagle News & Statistics

- 57.2% of total population that is in civilian labor force
- Mean travel time to work is about 22.5 minutes
- Median Household Income from 2016-2020 is \$91,414
- Since 2010, the City's population has an annual growth of over 4.5%
- Some of Eagle's Improvement Projects include an Eagle Rd. pedestrian & bicycle bridge, Hwy 44 pedestrian crossing, regional sports park, and Downtown Eagle mobility improvements

census.gov, cityofeagle.org



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