

FOR LEASE

3456 E 17TH ST, SUITE 125



## PROPERTY DETAILS

3456 E 17th St, Suite 125, Ammon, ID 83406

- 4,770 SF Class A medical office
- 6 exam rooms with water, 4 offices, reception, break room, nurse's station, and 3 restrooms
- Excellent frontage and visibility on 17th Street
- Established medical corridor location with strong surrounding demographics
- Lease Rate: \$19/SF NNN

### SURROUNDING TENANTS



## 2025 DEMOS



### EST. POPULATION

1 MILE » 10,752  
 3 MILE » 65,226  
 5 MILE » 104,520



### EST. HOUSEHOLDS

1 MILE » 3,897  
 3 MILE » 22,801  
 5 MILE » 37,186



### EST. AVERAGE HH INCOME

1 MILE » \$100,867  
 3 MILE » \$104,011  
 5 MILE » \$105,387

# NEWMARK

## MOUNTAIN WEST

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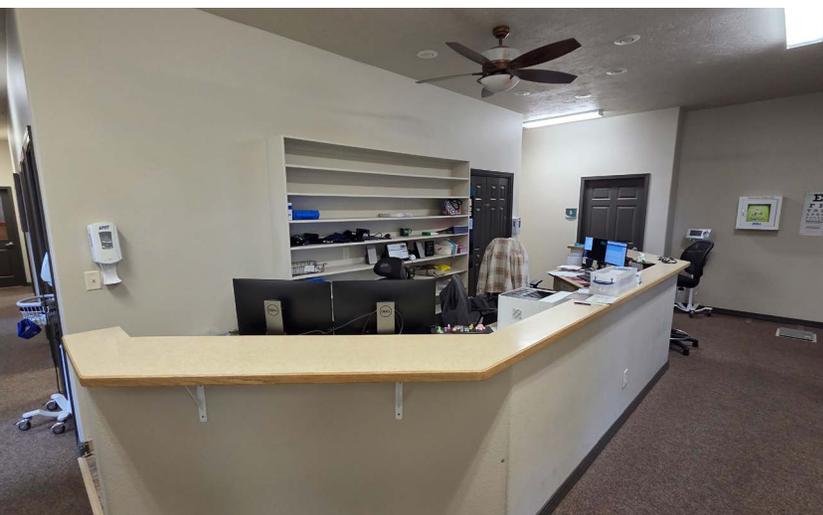
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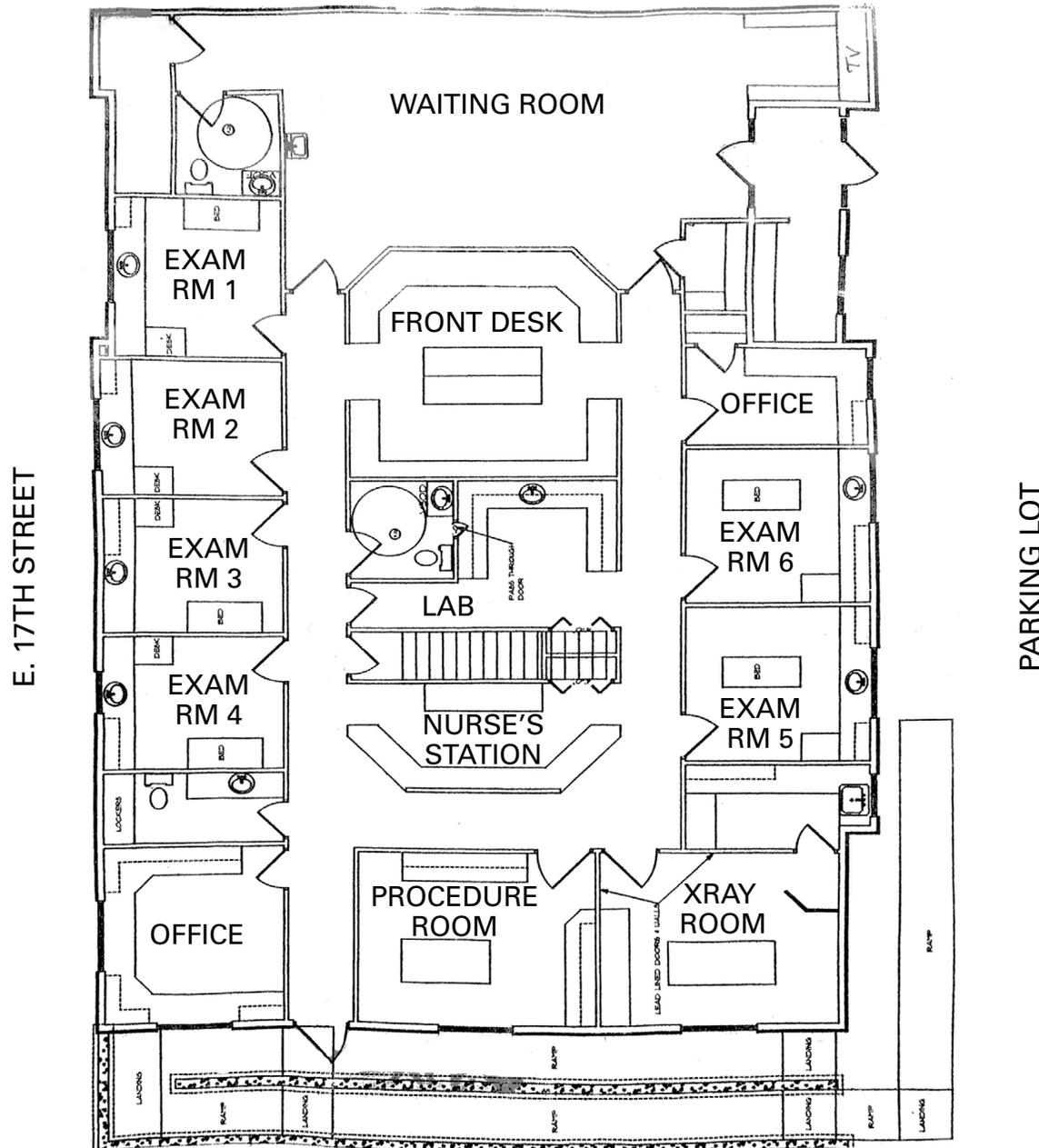
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# SITE PLAN

# 3456 E 17TH ST, SUITE 125



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CLOSE UP

MARKET WAY



Walgreens

16,000 ADT

21,500 ADT EAST 17TH ST

11,500 ADT

SOUTH AMMON RD

12,000 ADT

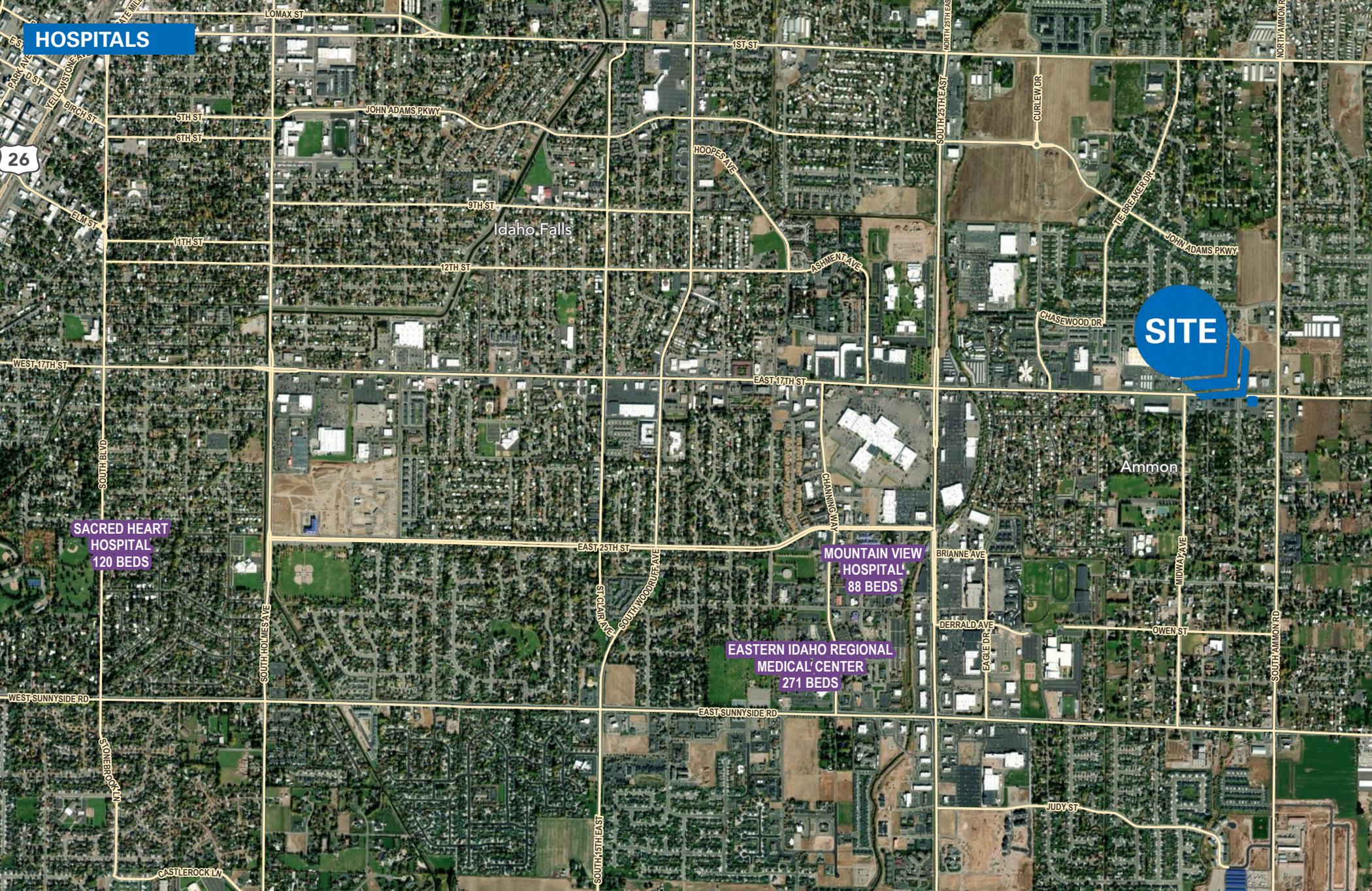
CABELLARO DR



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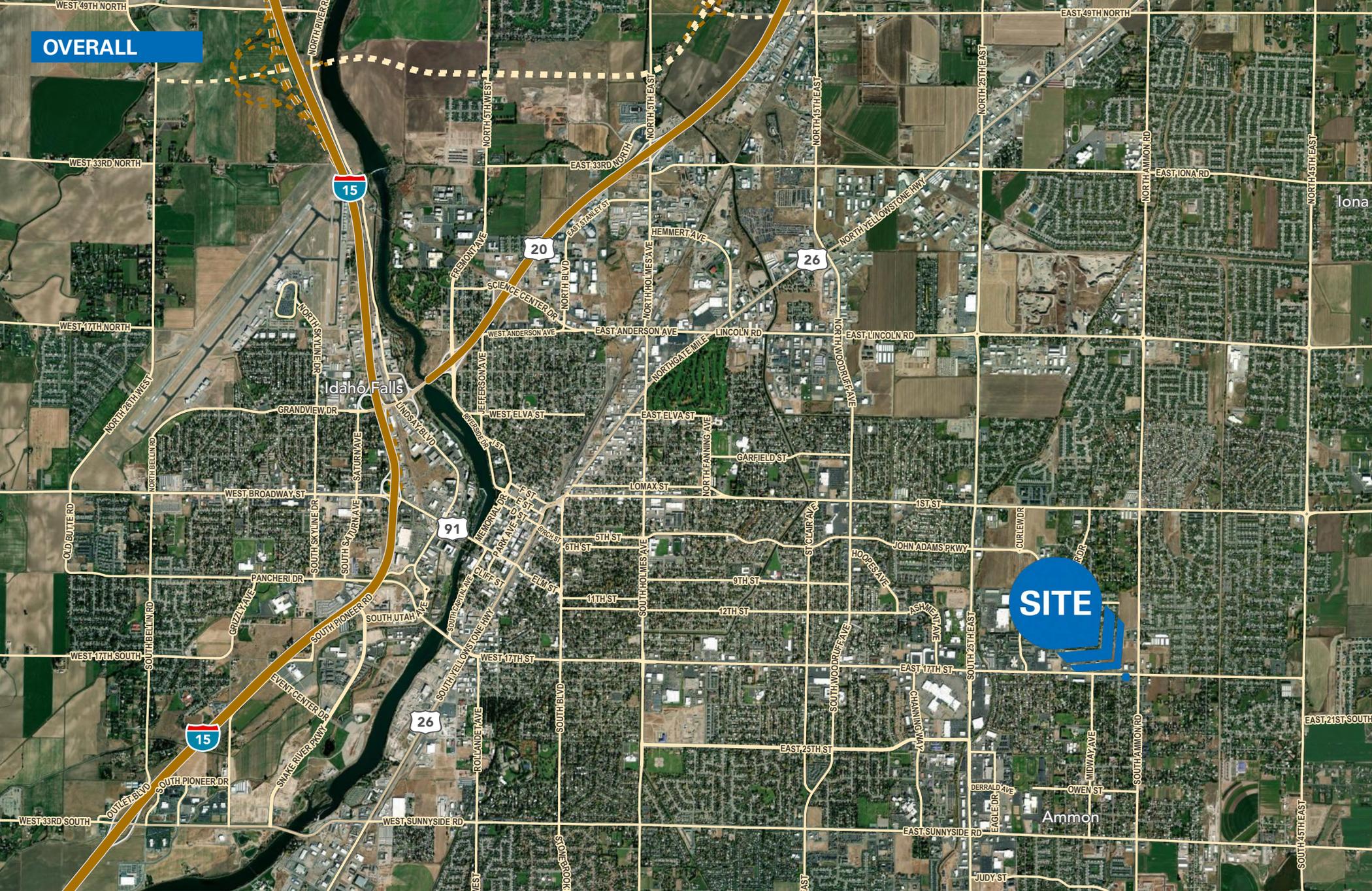
# HOSPITALS



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OVERALL



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