

E Lincoln Rd 9,300 VPD

Colliers

DMV
Expansion

For Lease

Lincoln Square

Intersection of Ammon Rd
& Lincoln Rd | Ammon, Idaho

Bonneville County
Office Expansion

0.52 Acre
Pad for
Sale



Now Open
67,000
Visits/mo
Source: Placer.ai

1,536 SF
1,481 SF
1,534 SF
1,396 SF
1,586 SF

Now Leasing
Building B



RB Meats
1,481 SF
300
1,534 SF
Stella's
ICE CREAM
SODA

Now Leasing
Building A

FIT1

Bingham Healthcare
URGENT CARE

Now Leasing
Building D1

Now Leasing
Building D2

N Ammon Rd 15,000 VPD

AMMON ROAD EXPANSION
AS PART OF DIVISION 2

MAVERIK

97,400

Visits/mo
Source: Placer.ai

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Now Leasing

Key Highlights

- Now leasing
- Located at the roundabout Lincoln & Ammon Road
- Full movement access
- Main traffic corridor
- Build-to-suit
- Drive-thru options available
- High traffic area
- Min. 1,500 SF

Property Overview

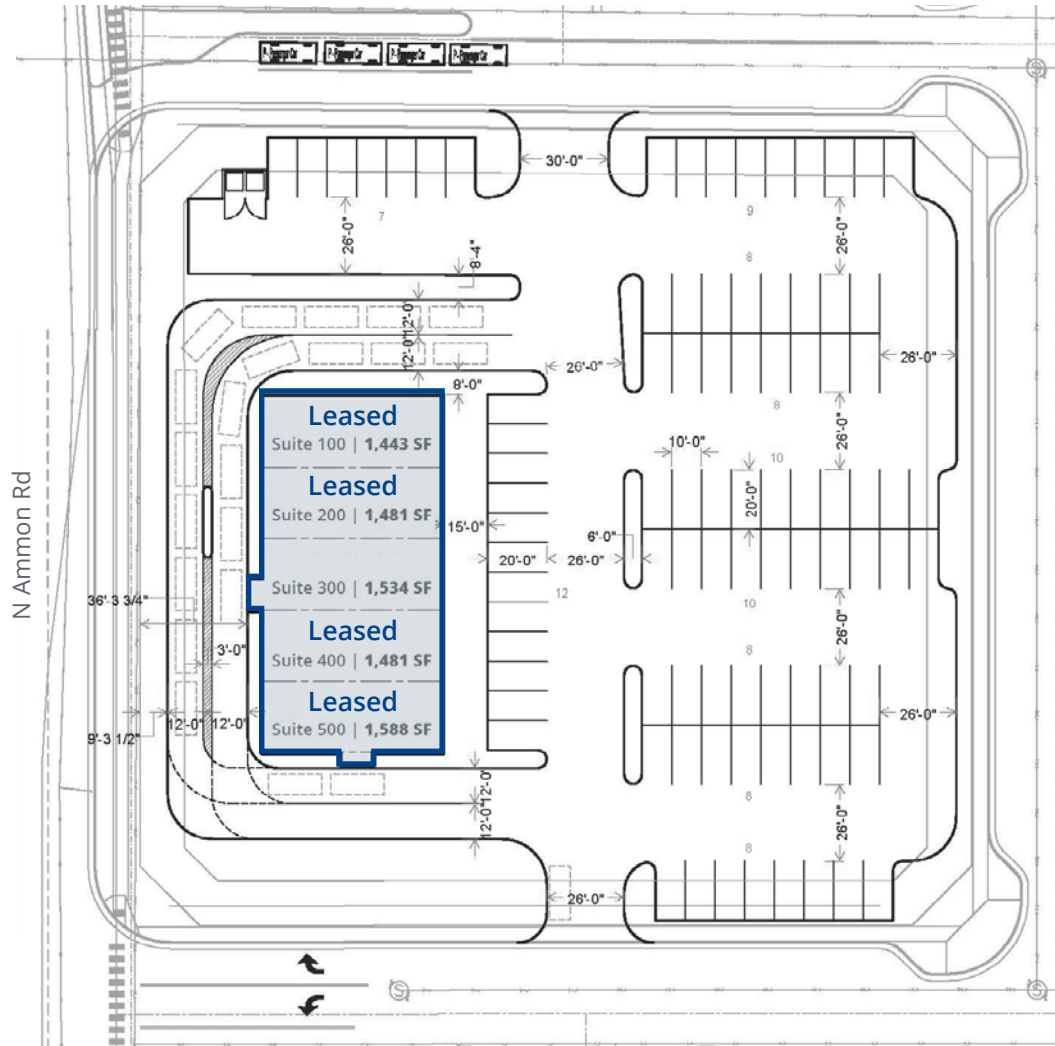
Property Type	Retail/Office	
Building Sizes	Building A	7,548 SF
	Building B	7,700 SF
	Building D1	10,000 SF
	Building D2	10,000 SF
Land Size	11 Acres	
Parking	Ample	
Lease Type	NNN	
Lease Rate	Contact agent for details	

Bonneville County

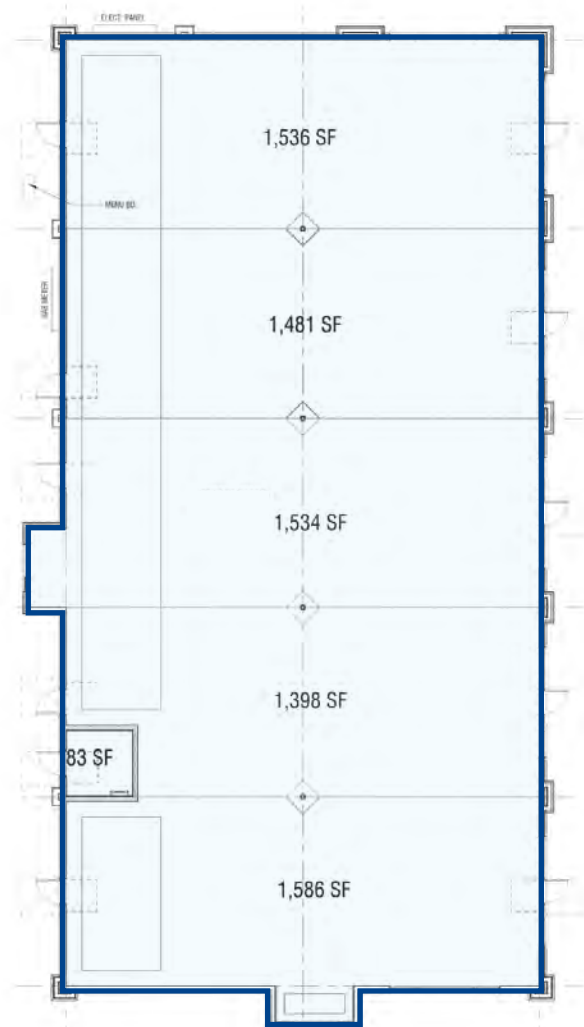
Bonneville County has acquired approximately 3 acres for the expansion of the county’s growing population to accommodate its residents for services. Such as DMV expansion and other departments that will require strategic relocation to meet the needs for the county’s residents.



Building A **Site Plan**

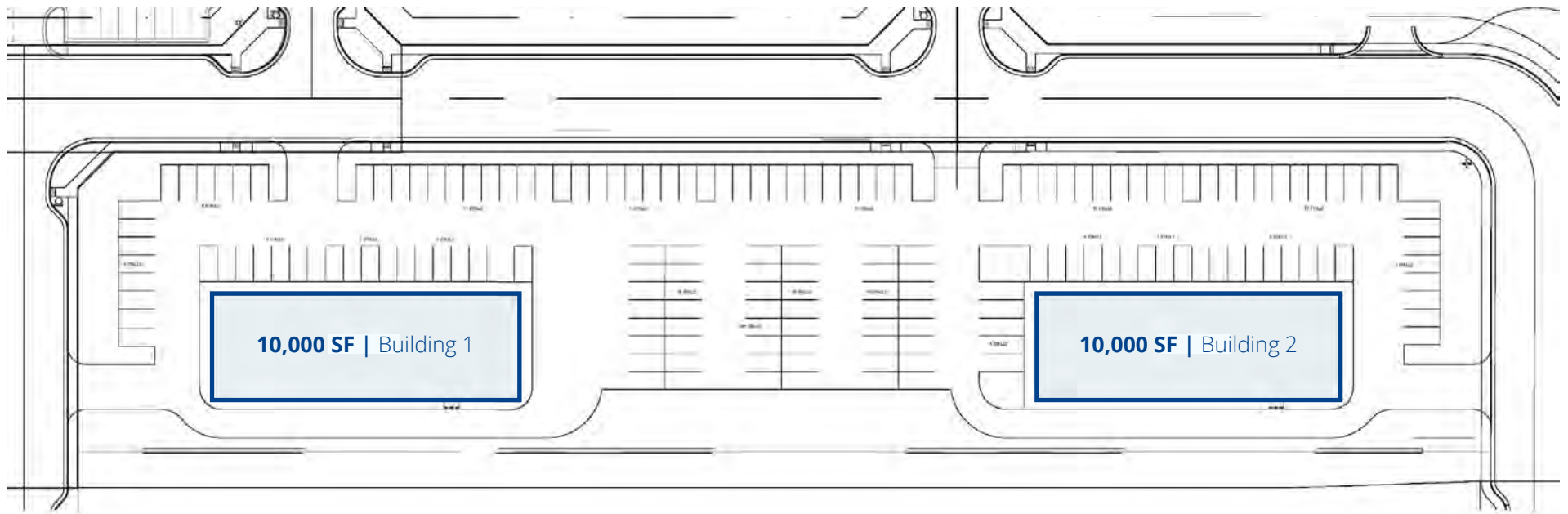


Building B Site Plan



Building D Site Plan

- Each building has 10,000 SF total
- Can demise space to accommodate
- Drive through in each building



Visitor Journey

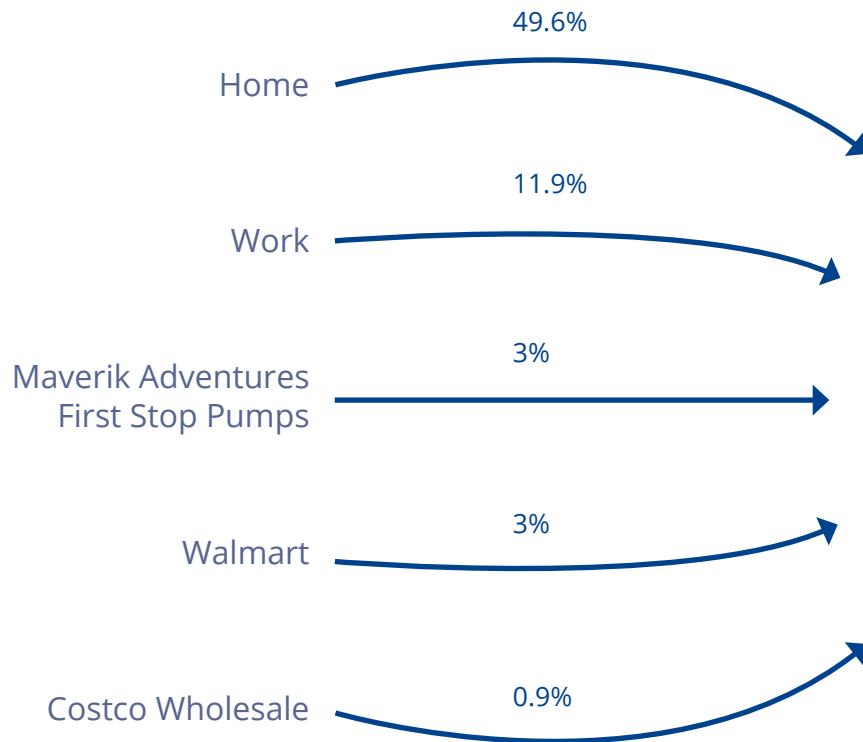
October 15, 2024 - January 19, 2025

McDonald's

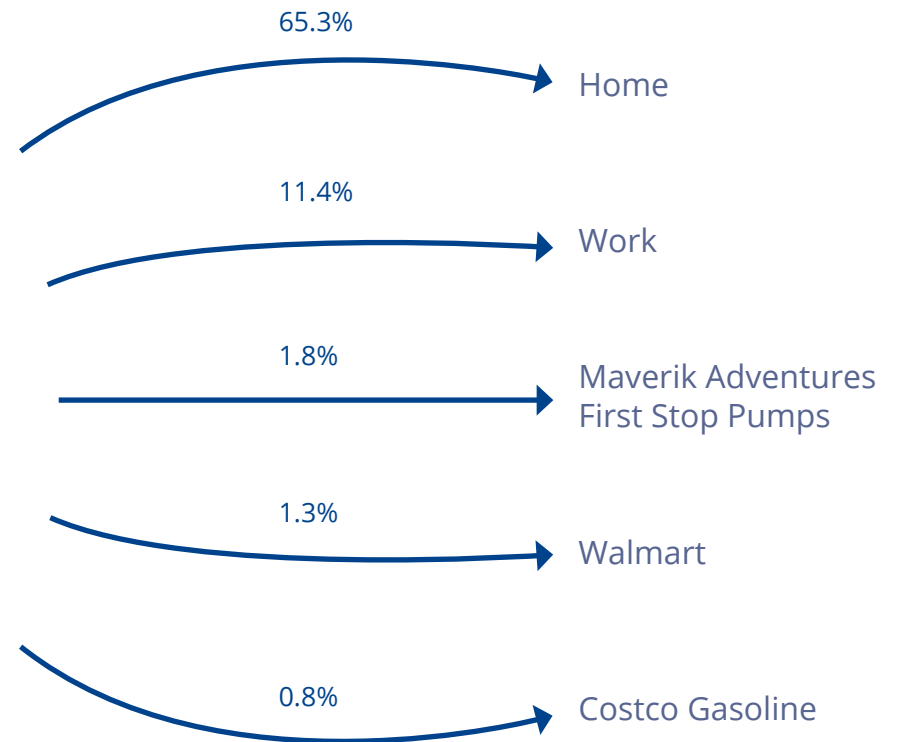
3535 E. AVALANCHE STREET, IDAHO FALLS, ID 83401

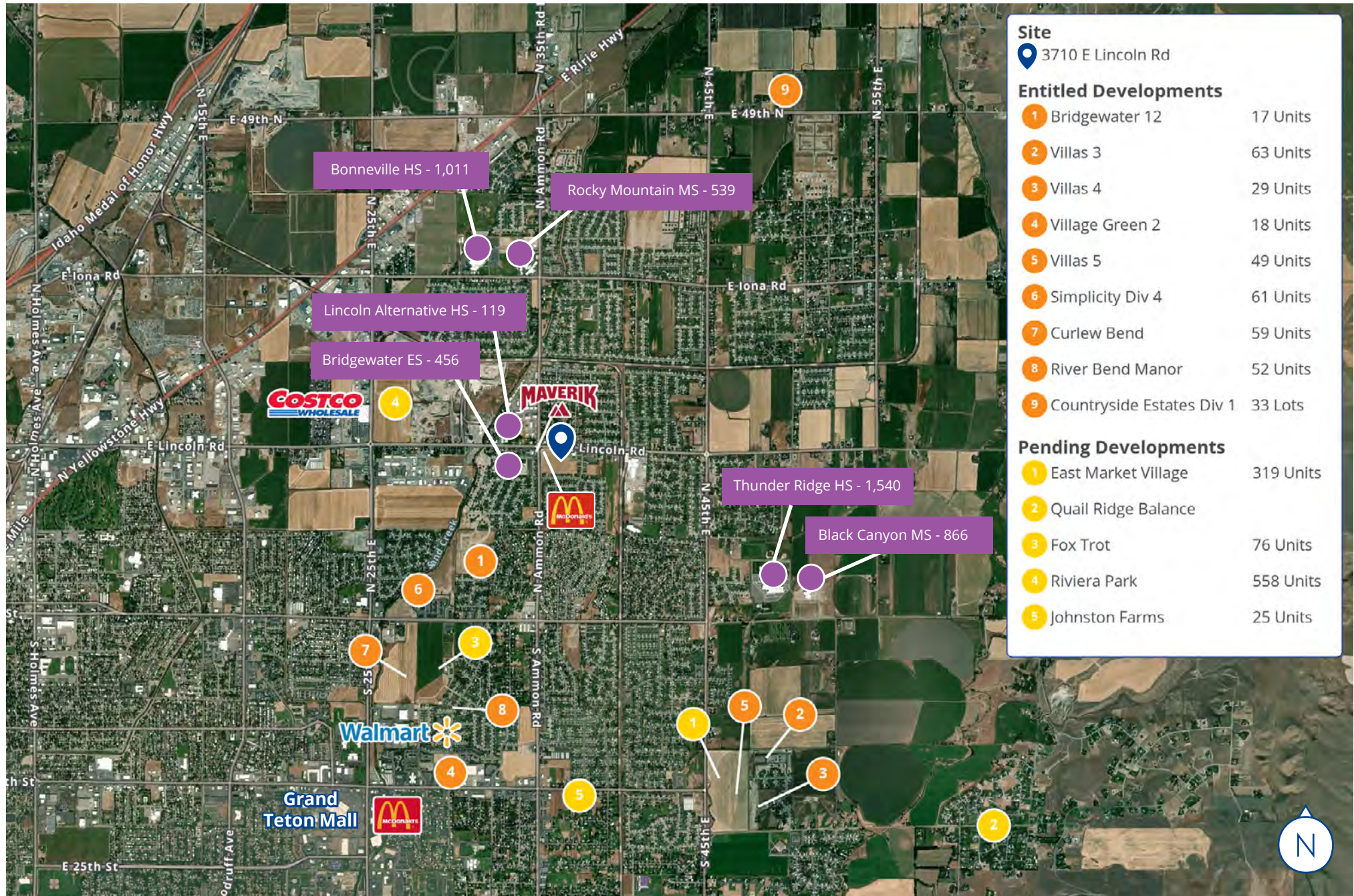
Visits: 788,900/year & 65,742/month

People Come From:



People Go To:





Location

 [Google Map](#)

 [Street View](#)

Demographics	1 Miles	3 Miles	5 Miles
Population	12,024	56,245	96,524
Households	3,498	18,896	33,516
Avg. HH Income	\$83,824	\$90,899	\$98,210



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