

RESTAURANT/RETAIL SPACE FOR LEASE 107 N. MAIN ST.

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$13.95 - \$16.95 SF/yr
LEASE TYPE: NNN est. \$2.00 SF/yr
AVAILABLE: 637 SF -1,879 SF

BUILDING DATA

RESTAURANT SF: 1,879
RETAIL SF: 637
YEAR BUILT: 1920
PARKING: Tenant/Customer + Street
ZONING: Commercial Downtown

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1,879 SF of restaurant space and a 637 SF retail space located in the heart of Payette's historic Main Street. The suite offers a turnkey, fully built-out setup featuring a complete commercial kitchen with hood system, cook line, and walk-in freezer, plus a spacious dining area and ready-to-use service counter. Strong street visibility, steady foot traffic, and neighboring local businesses make this a prime downtown location.

PROPERTY HIGHLIGHTS

- Turnkey restaurant layout
- Fully built-out commercial kitchen
- Walk-in freezer
- Defined dining area
- Cash register and service counter setup
- Prime Main Street frontage
- High visibility, pedestrian-friendly location
- Ideal for quick-service, dine-in, or hybrid concepts

Alec Dhaenens | Associate
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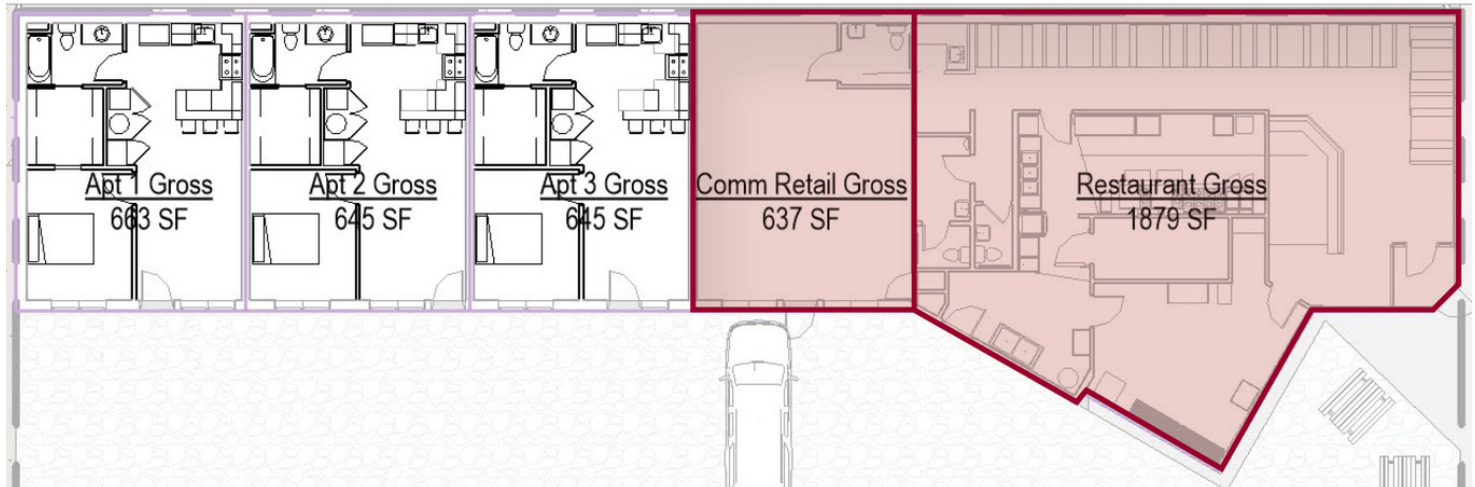
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No liability of any kind is to be imposed on the broker herein.

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AVAILABLE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Restaurant	1,879 SF	NNN	\$13.95 SF/yr
Retail	637 SF	NNN	\$16.95 SF/yr

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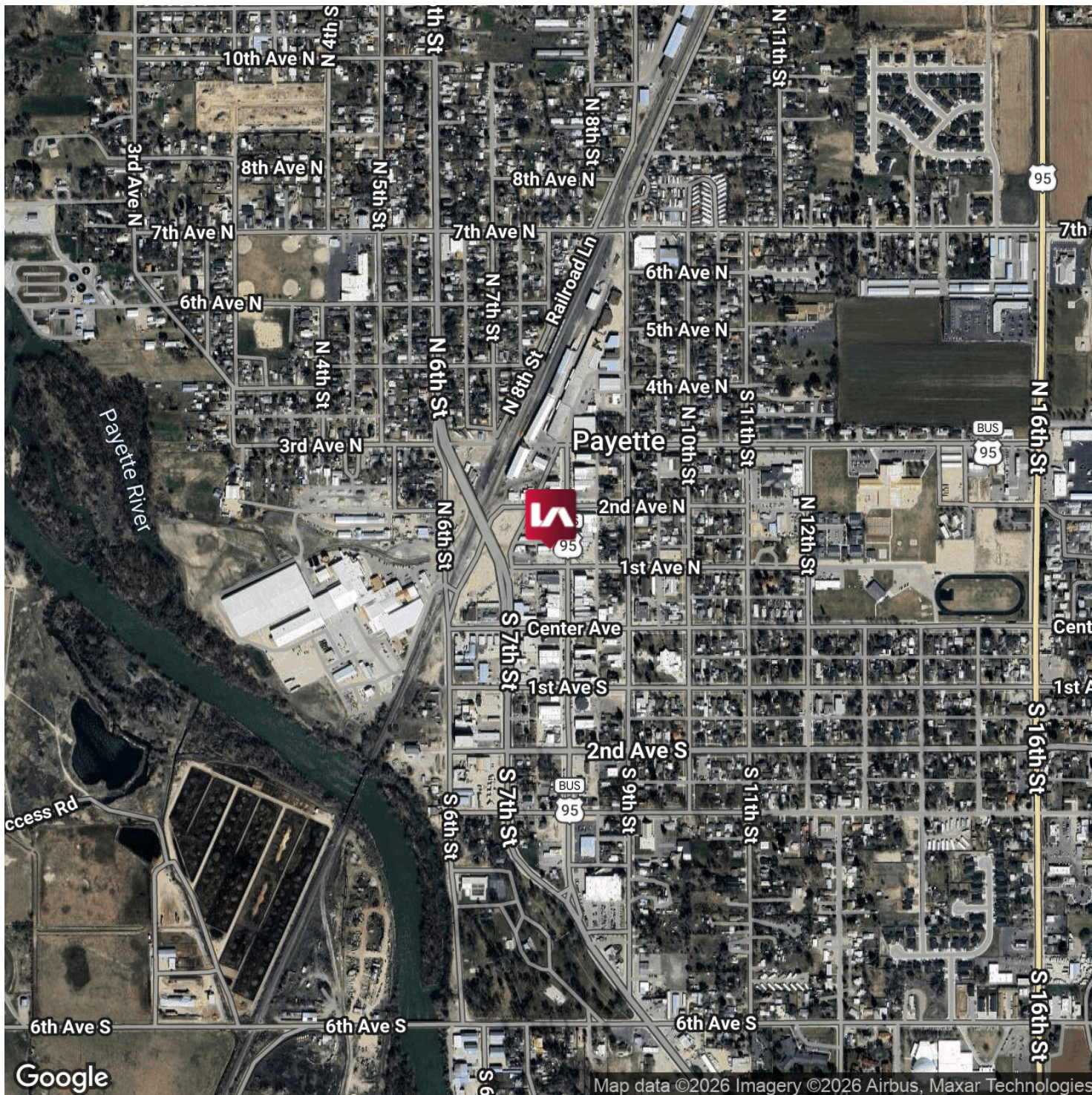
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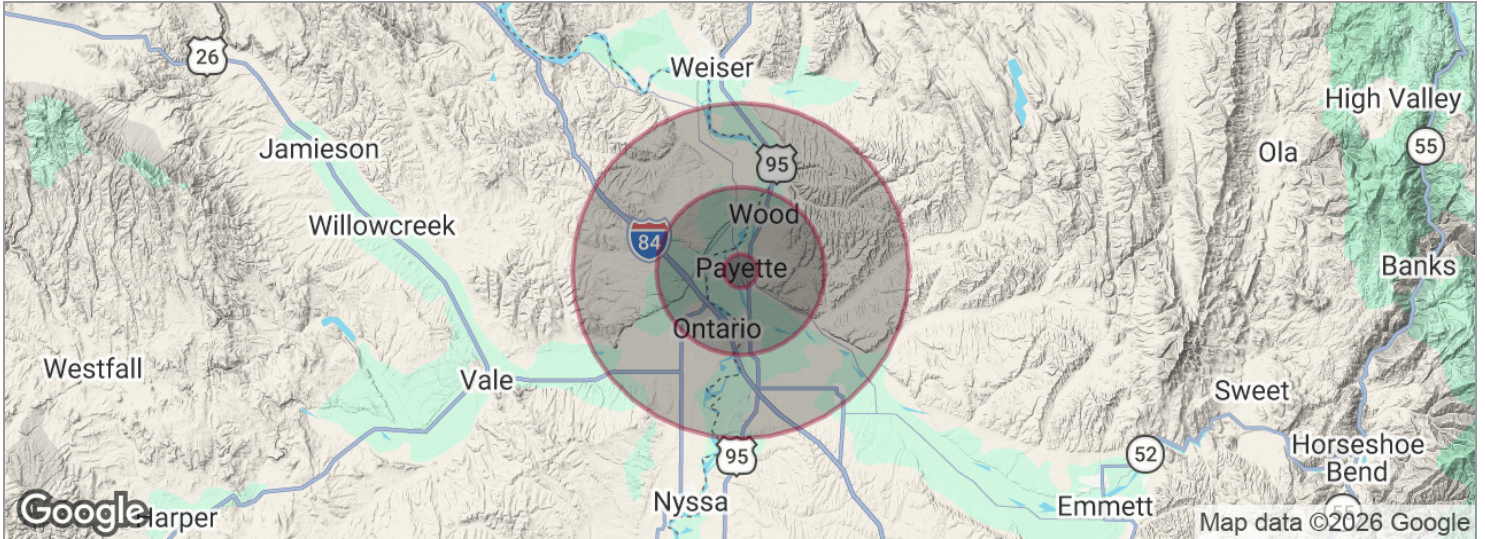


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	6,278	31,953	43,907
Median age	40	40	40
Median age (Male)	39	39	39
Median age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,403	11,909	15,364
# of persons per HH	2.6	2.7	2.9
Average HH income	\$76,279	\$78,596	\$81,745
Average house value	\$313,593	\$287,442	\$310,665

* Demographic data derived from 2020 ACS - US Census

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