

SINGLE-TENANT NNN INVESTMENT OFFERING

NEW PLYMOUTH, ID FAMILY DOLLAR



PROPERTY HIGHLIGHTS

- Site Size: 1.03 Acres
- Parcel No.: N5480002004A
- Zoning: Commercial
- Year Built: 2021
- Total Building SF: 10,500
- Tenant: Family Dollar, Inc
- Lease Service: NNN
- Lease Term Remaining: +/- 5.5 Years, plus renewal options
- NOI: \$112,035
- Sales Price: Please Contact Brokers

**115 EAST IDAHO ST.
NEW PLYMOUTH, ID 83655**



CONFIDENTIALITY AGREEMENT / REQUEST DOCUMENTS

Idaho Real Estate License Law: This deal is being conducted under an Idaho cooperative brokerage license with Cushman & Wakefield U.S. Inc. The CBL license number is: 3781714

Buyer Brokers: Any agent submitting offers must adhere to Idaho real estate law. The Idaho real estate law stipulates that a person must possess an Idaho real estate license in order to conduct brokerage activity in a real estate sales transaction. For questions concerning Idaho real estate license law please refer to the Idaho Real Estate Commission at www.dopl.idaho.gov/rec/.

In Partnership with:



Peter O'Brien

Director - Leasing/Investment Specialist
Designated Broker
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PRESENTED BY:



HIGH BRIDGE
COMMERCIAL REAL ESTATE

Rob Lindsey

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801-941-1064
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Brandon Lindsey

Vice President
435-237-1750
brandon@highbridgecomre.com

EXECUTIVE SUMMARY

New Plymouth, ID – High Bridge Commercial, in partnership with Cushman & Wakefield, is pleased to present the opportunity to acquire the Single-Tenant Retail Investment Property at 1115 East Idaho, St., New Plymouth, ID 83655, ("The Property"). The Property is occupied by Family Dollar, Inc., and is secured by a long-term lease.

The Property is zoned Commercial and is situated near where Idaho Street merges with Hwy 30 giving direct access to I-84 - only 5 minutes away, and 15 minutes to the border with Oregon.

New Plymouth is located in Payette County, and has an economy driven by agriculture. Farming in the area supports important crops like hay, corn, onions, potatoes, and sugar beets.



POPULATION & GROWTH

- Current Population: **4,724**
- 5-Year Forecast: **4,951**
- Growth Rate: **4.81%**
- Density: **160 per sq mile**
- Total Households: **1,751**



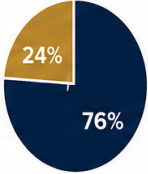
INCOME PROFILE

- Median Household Income: **\$57,805**
- Average Household Income: **\$88,997**
- Total HH Income: **\$155.8M**
- Per Capita Income: **\$32,988**



HOUSEHOLD COMPOSITION

- Owner Occupied: **1,327 (76%)**
- Renter Occupied: **424 (24%)**
- Average HH Size: **2.72**
- Median Home Value: **\$301,452**
- Median Rent: **\$699**





DEMOGRAPHICS

- Median Age: **41**
- Male: **53%**
- Female: **47%**
- Urban: **16%**
- Rural: **84%**

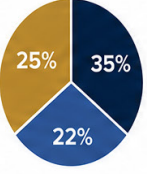


ECONOMIC INDICATORS

- Total Employees: **490**
- Total Establishments: **91**
- Total Retail Sales: **\$14.3M**
- Consumer Expenditures: **\$123.1M**



EDUCATION LEVELS (Age 25+)



- High School: **35%**
- Some College: **22%**
- Bachelor's+: **25%**



TOP INCOME BRACKETS

- \$50K-\$75K: **285 households**
- \$75K-\$100K: **222 households**
- \$100K+: **464 households**



AGE DISTRIBUTION

25-34	365
35-44	674
45-54	547
55-64	614
65+	923

Data Source: Site Profile Report | Analysis Date: June 2026

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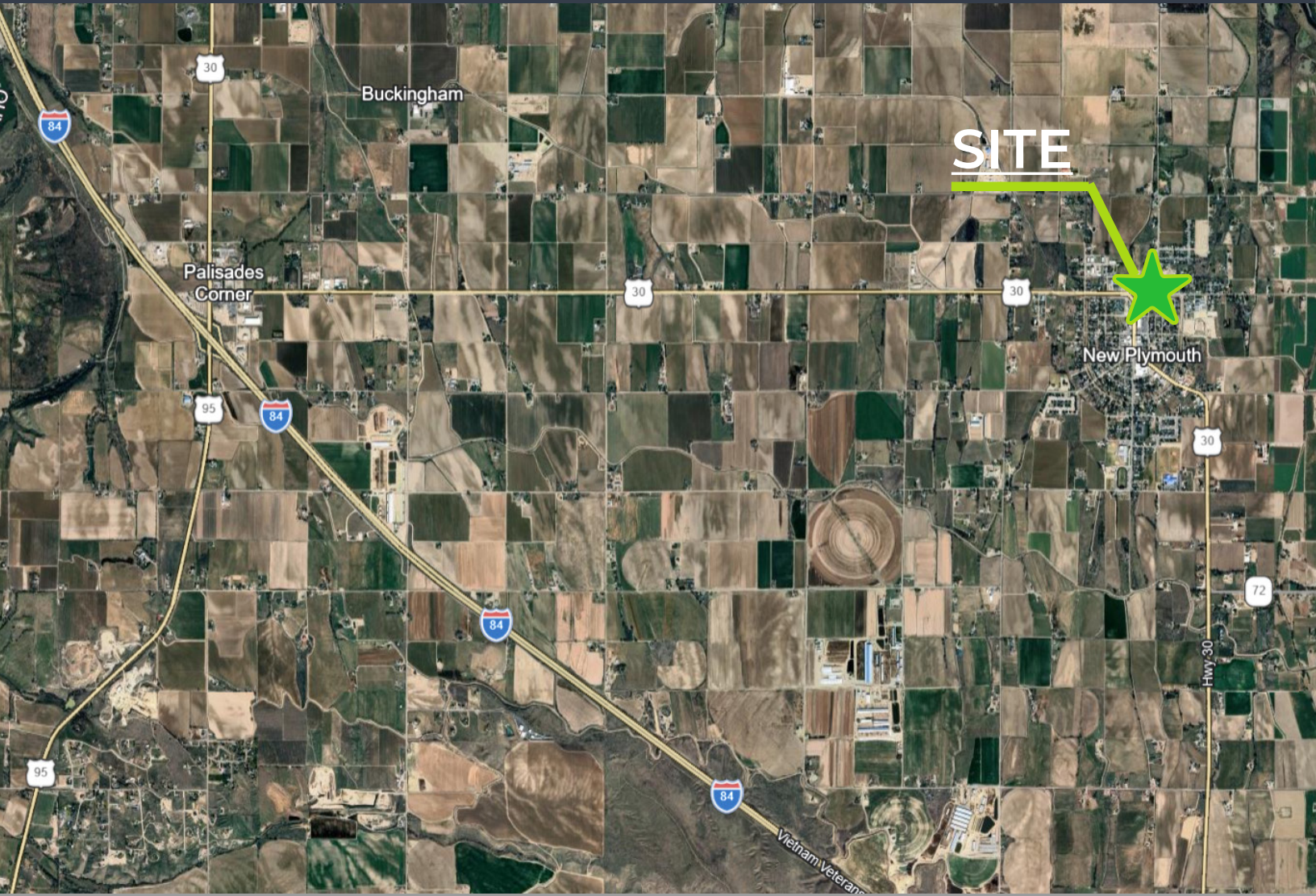


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115 EAST IDAHO ST, NEW PLYMOUTH, ID 83655

MAP



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