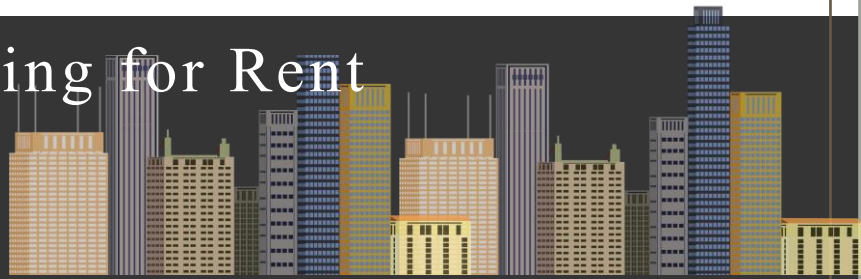


Burley Main St. Building for Rent

221 West Main, Burley, ID 83318



PROPERTY INFORMATION

- Lease Rate: \$690,000.00
- Building (6,301 USF) with an attached apartment (1,931 USF) currently rented.
- Additional parking can be available.
- Close to many amenities: shopping, restaurants, convenience stores, gas, etc.
- Located on Main Street a central road accessible to major streets and highways.
- **SBA Eligible. 10% down, 25-year amortization.**

DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	3 MILE
2022 EST	9,392	19,009	23,716
2027 PROJ	9,513	19,502	24,375
HOUSEHOLDS			
2022 EST	3,180	6,540	8,232
2027 PROJ	3,222	6,718	8,469
INCOME			
2022 AVG	\$61,882	\$78,719	\$80,923
2022 MED	\$50,639	\$59,621	\$61,064

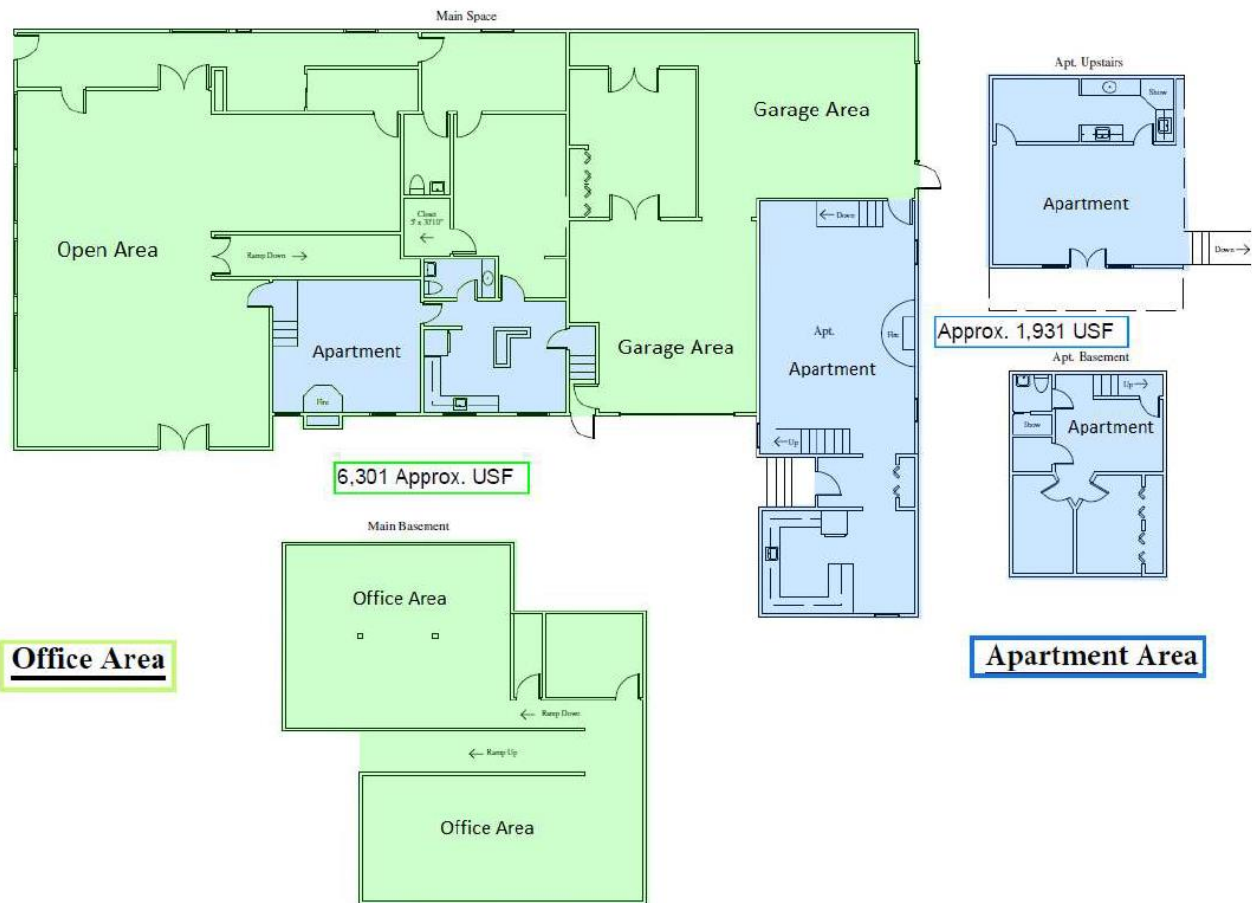
JIM MCLACHLAN and JEFF COLTRIN

Spring Creek Realty Group

801-750-7991 | jim.springcreekrealty@gmail.com

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