

# OFFICE/RETAIL UNIT FOR SUBLEASE 1619 N. WHITLEY DR.

Fruitland, ID 83619



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**SUBLEASE RATE:** \$18.00 SF/yr (MG)

## PROPERTY INFORMATION

**COUNTY:** Payette

## BUILDING DATA

**TOTAL BLDG SF:** 6,423 SF

**YEAR BUILT:** 2018

**ZONING:** C-Commercial General

## LISTING DATA

**AVAILABLE SF:** 723 - 2,163 SF

**UNIT B:** ± 1,440 SF

**UNIT C:** ± 723 SF

**AVAILABILITY:** Immediately

**CONTACT US TODAY TO SCHEDULE A  
VIEWING OR FOR FURTHER DETAILS**

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this built-out office/retail/medical unit for sublease. Situated in a prime location, this property offers a versatile 2,163± square feet of fully built-out space suitable for office, medical, or retail purposes. Boasting a strategic location in Fruitland, Idaho, this property presents an excellent opportunity for businesses seeking a well-equipped and conveniently located space.

## PROPERTY HIGHLIGHTS

- Original lease term ends 06.15.2026
- Newly built out office/retail space
- Private restrooms in each unit
- Units can be combined
- Monument signage available
- 20,000 VPD

Alec Dhaenens | Associate

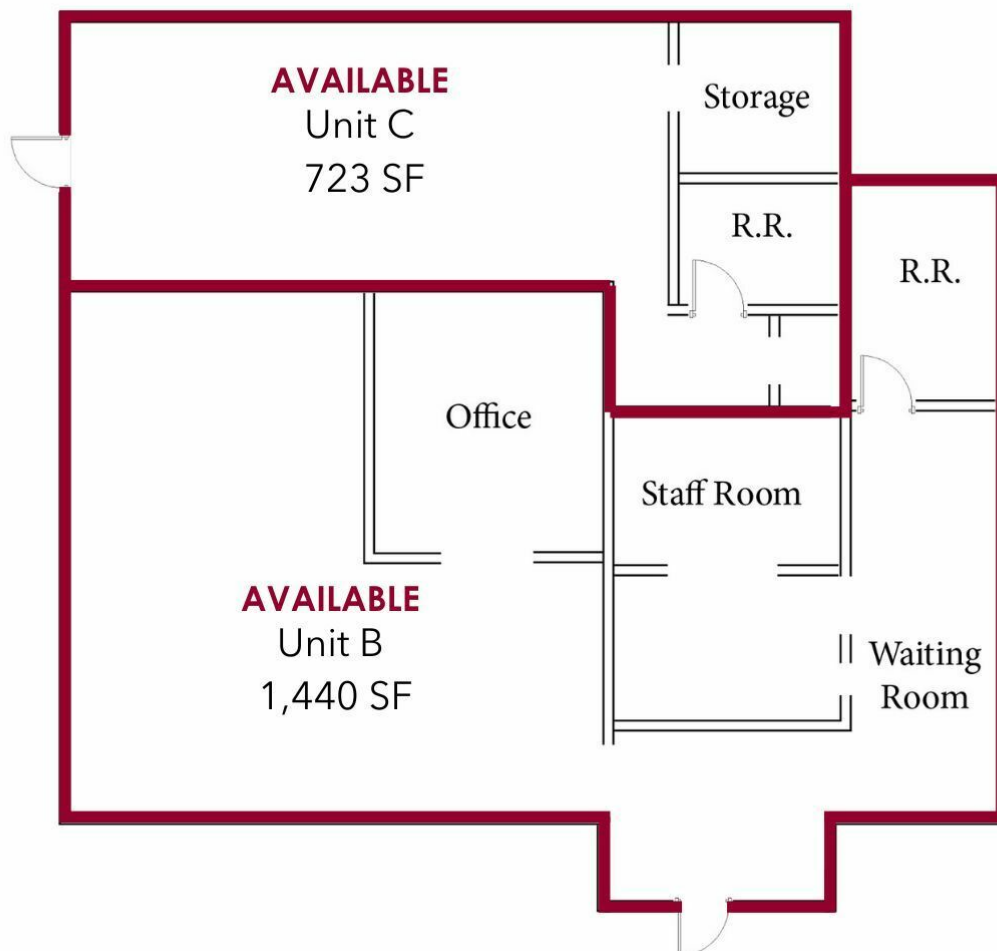
alecd@leeidaho.com

C 208.405.3104

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit B	1,440 SF	Modified Gross	\$18.00 SF/yr
Unit C	723 SF	Modified Gross	\$18.00 SF/yr

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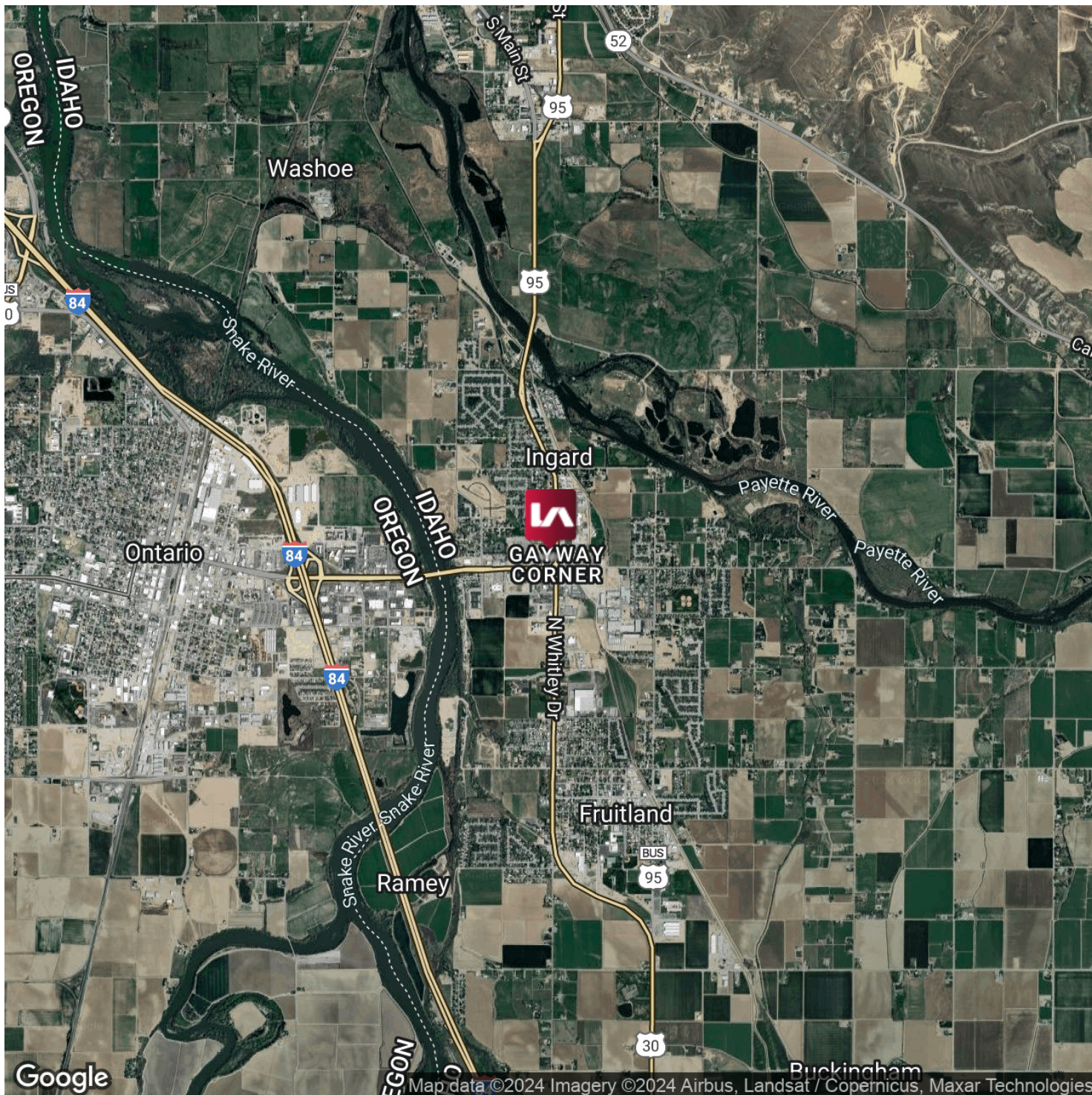
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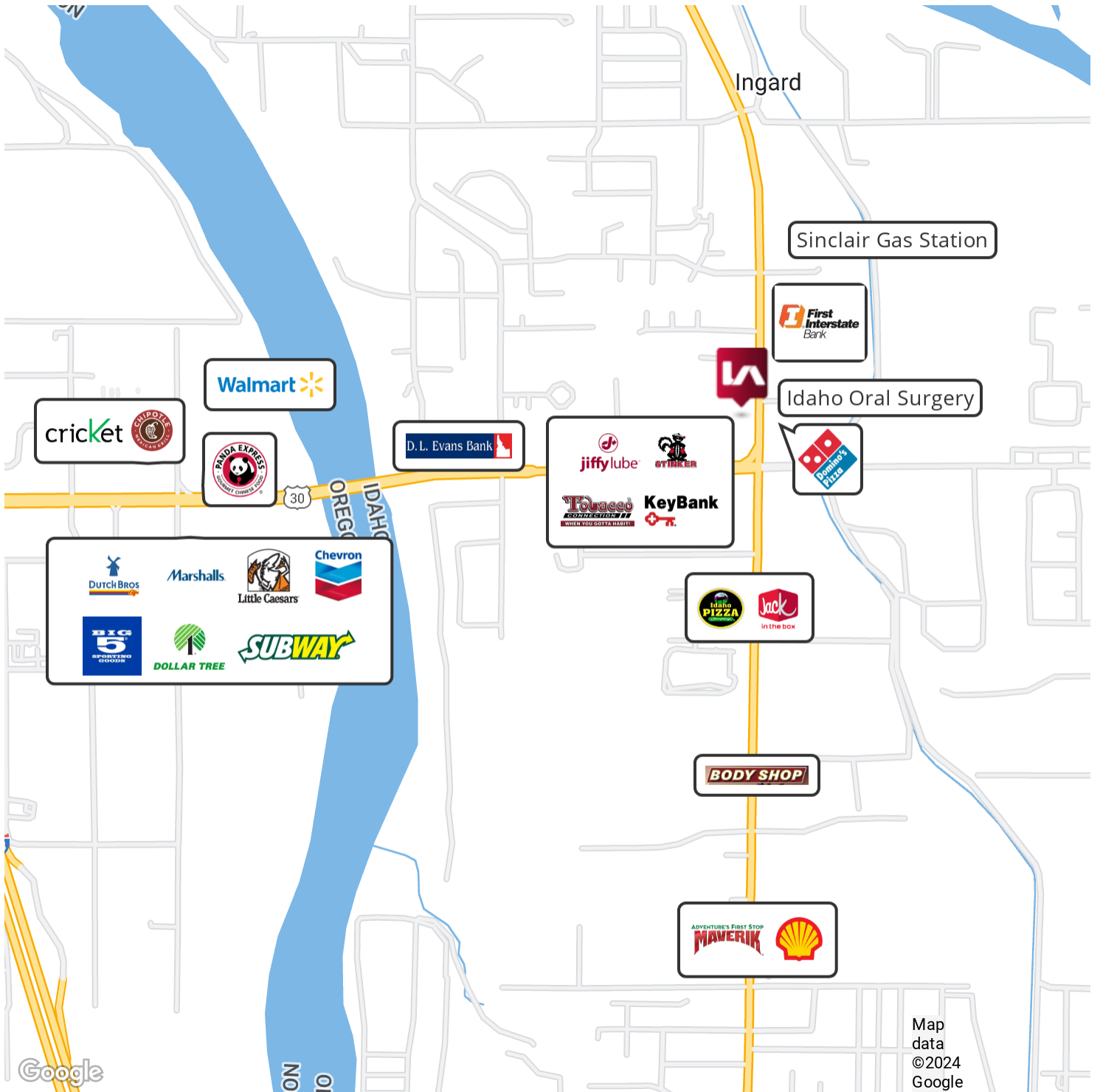
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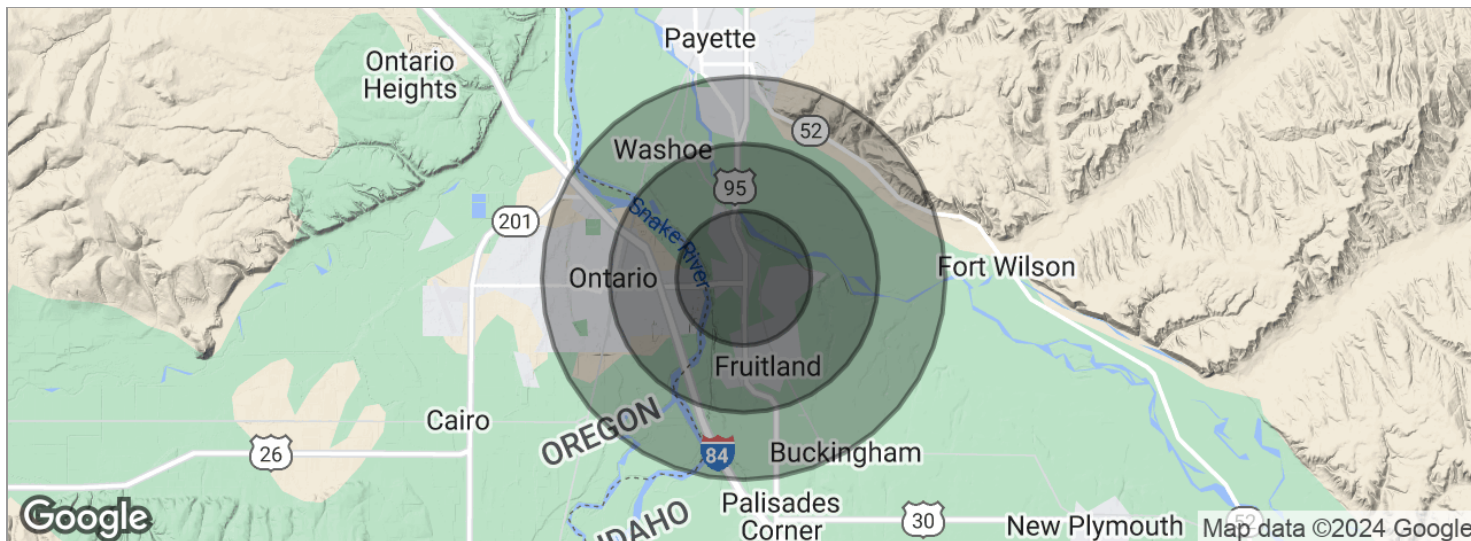


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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	2,733	7,230	16,651
Median age	35.7	35.0	34.8
Median age (Male)	34.5	33.4	32.6
Median age (Female)	38.7	38.1	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	1,075	2,832	6,606
# of persons per HH	2.5	2.6	2.5
Average HH income	\$66,453	\$59,549	\$55,850
Average house value	\$169,189	\$152,253	\$148,955

\* Demographic data derived from 2020 ACS - US Census

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