



Exit 69

INTERSTATE 15

ADVENTURE'S FIRST STOP MAVERIK

For Sale

TBD Center Street  
Pocatello, ID 83201

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# Property Overview

Property Type	Commercial Land
Featured Uses	Professional and Medical Office, Hotel, QSR
Land Size	3.5 Acres
Location	Center Street & Vista Drive
Parcel #	RPCPP085809
Zoning	Commercial General
Property Access	Center Street

Price \$1,800,000

## Key Highlights

- Located on the Clark Street Exit of I-15 (next to freeway on/off ramp)
- Easy Access
- Significant Traffic Counts
- Adjacent to: Portneuf Medical Center, Idaho State University, Home 2 Suites, Towne Place Suites, Holiday Inn Express & Suites, Fairfield Inn, Marriott Courtyard, Hampton Inn & Suites
- Medical & University District
- I-15 Visibility
- Neighboring Retail: Maverik Adventures: 51,800 Monthly Visitors (source placer.ai)
- 3.5 +/- Acres

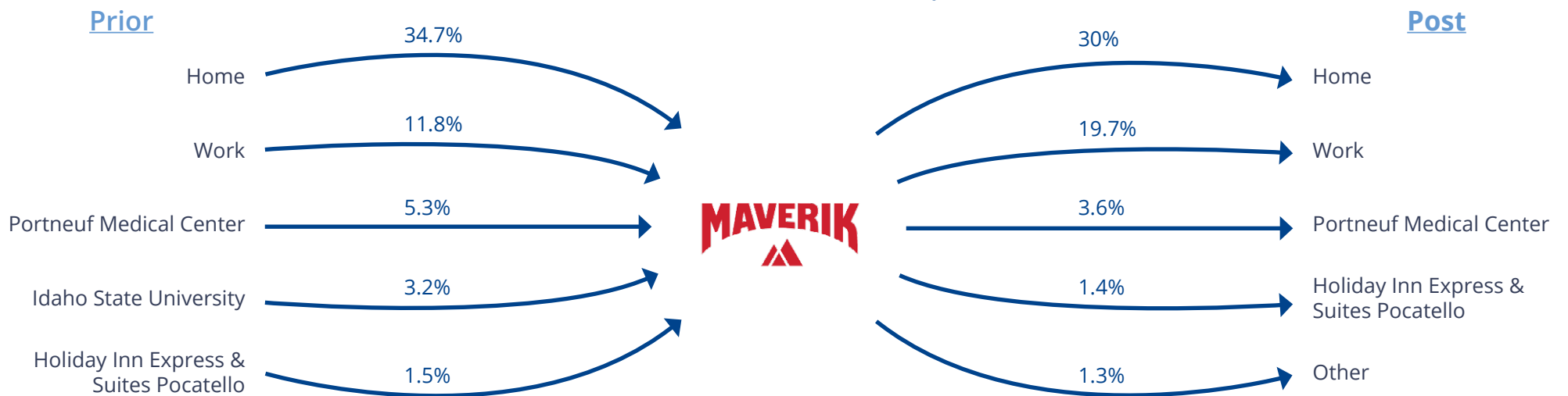




# Monthly Visit Metrics



## Center Street Traffic Flow Maverik Adventures: 51,800 Monthly Visitors



Source: Placer.ai



# Location



Google Map Street View



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