

OFFICE/RETAIL SPACE FOR LEASE 832 NW 13TH STREET

Fruitland, ID 83619

PRICE IMPROVEMENT!



ECONOMIC DATA

LEASE RATE: \$13.00 - \$15.00 SF/yr
LEASE TYPE: NNN | \$4.37 SF/yr

PROPERTY INFORMATION

COUNTY: Payette
MARKET: City of Fruitland
PARKING: 16 Spaces

BUILDING DATA

TOTAL BLDG. SF: 3,922 SF
YEAR BUILT: 2014
ZONING: Commercial - General Office
PROPOSED USE: Office/Retail

LISTING DATA

AVAILABLE ±3,922 SF
SUITE 832: ±1,000 SF
SUITE 834: ±1,000 SF
SUITE 836: ±1,000 SF
SUITE 838: ±922 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this versatile space, ideal for office, retail, or professional service-based businesses. Located just off Whitley Dr., between Idaho Pizza and the new Ogawa's Sushi restaurant and in the medical and retail hub of Fruitland. As Fruitland experiences significant economic and residential growth, this location presents a prime opportunity for businesses looking to establish or expand in a thriving market.

PROPERTY HIGHLIGHTS

- Suites 832 & 834 are delivered with new flooring and freshly painted interiors
- Well maintained, close to retail services and easy access
- Open floor plan layout
- Spaces can be combined
- 4 Minutes to freeway
- 4 Minutes to Fruitland High School

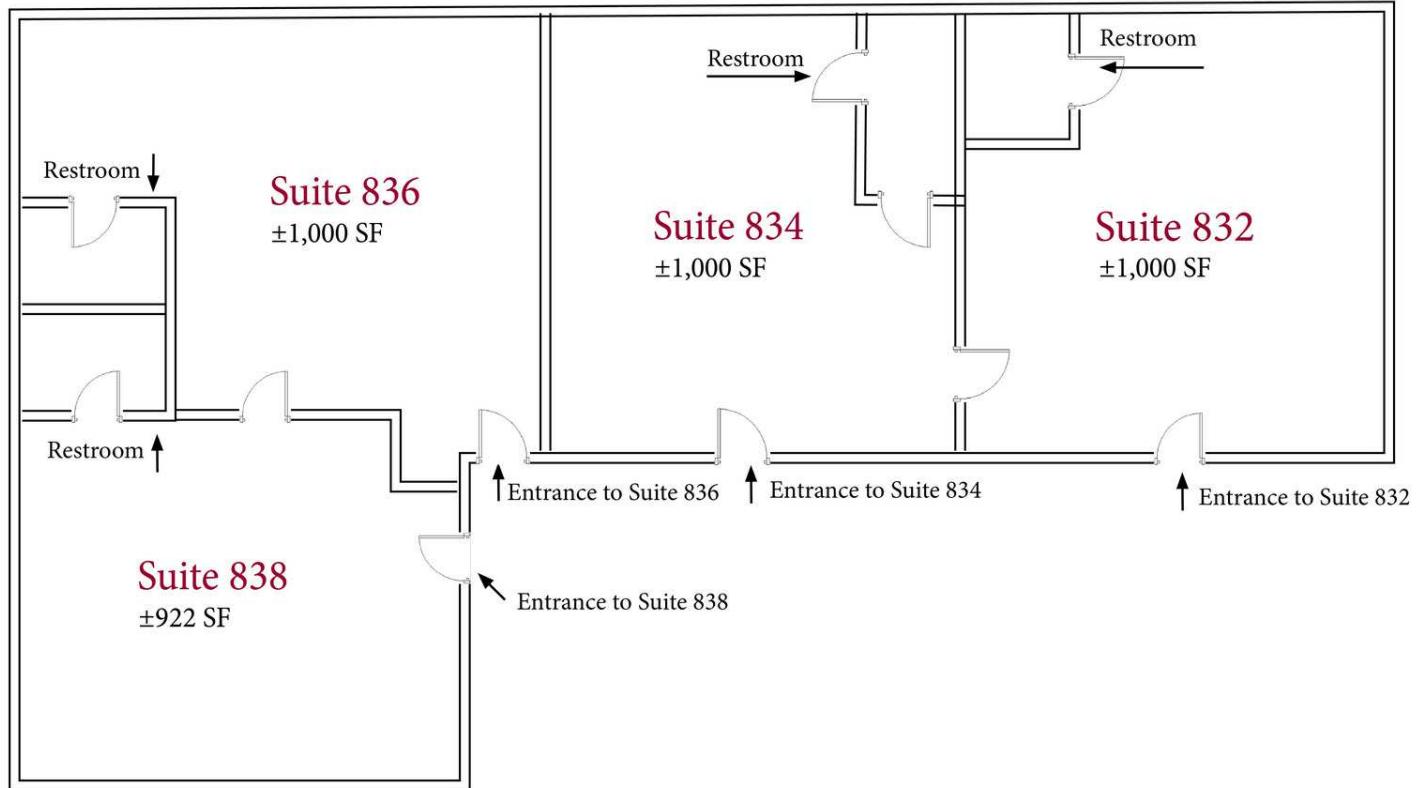
Alec Dhaenens | Associate
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C 208.405.3104

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABLE
Suite 832	1,000 SF	NNN	\$15.00 SF/yr	Immediately
Suite 834	1,000 SF	NNN	\$15.00 SF/yr	Immediately
Suite 836	1,000 SF	NNN	\$13.00 SF/yr	Immediately
Suite 838	922 SF	NNN	\$13.00 SF/yr	Immediately

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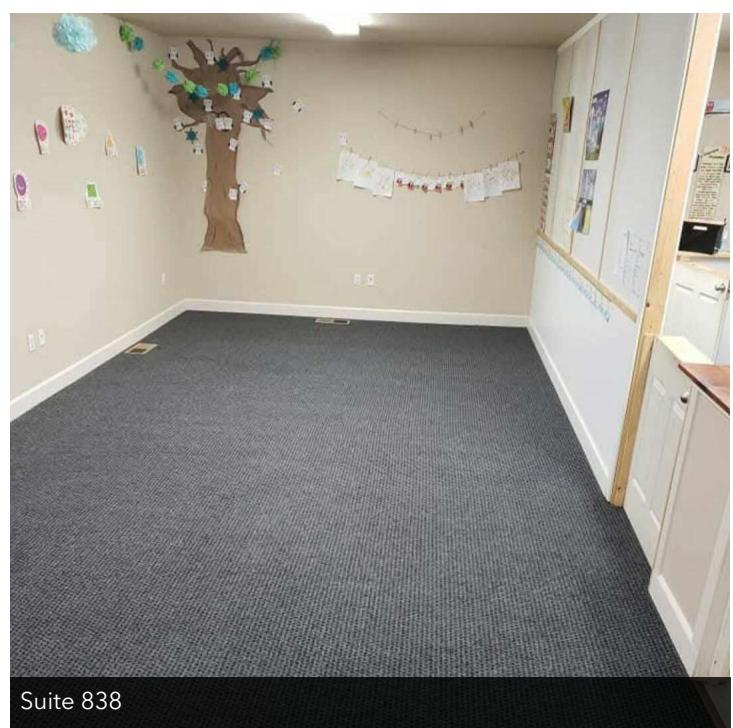
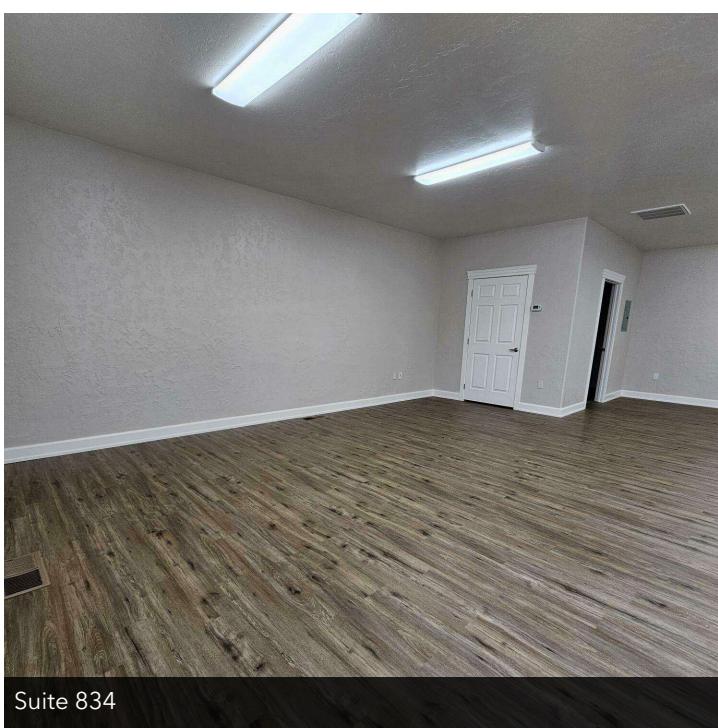
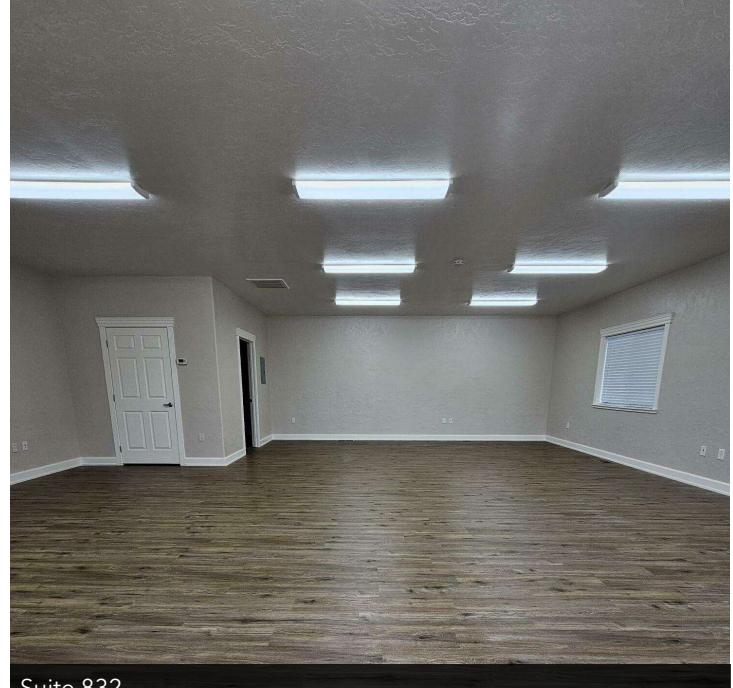
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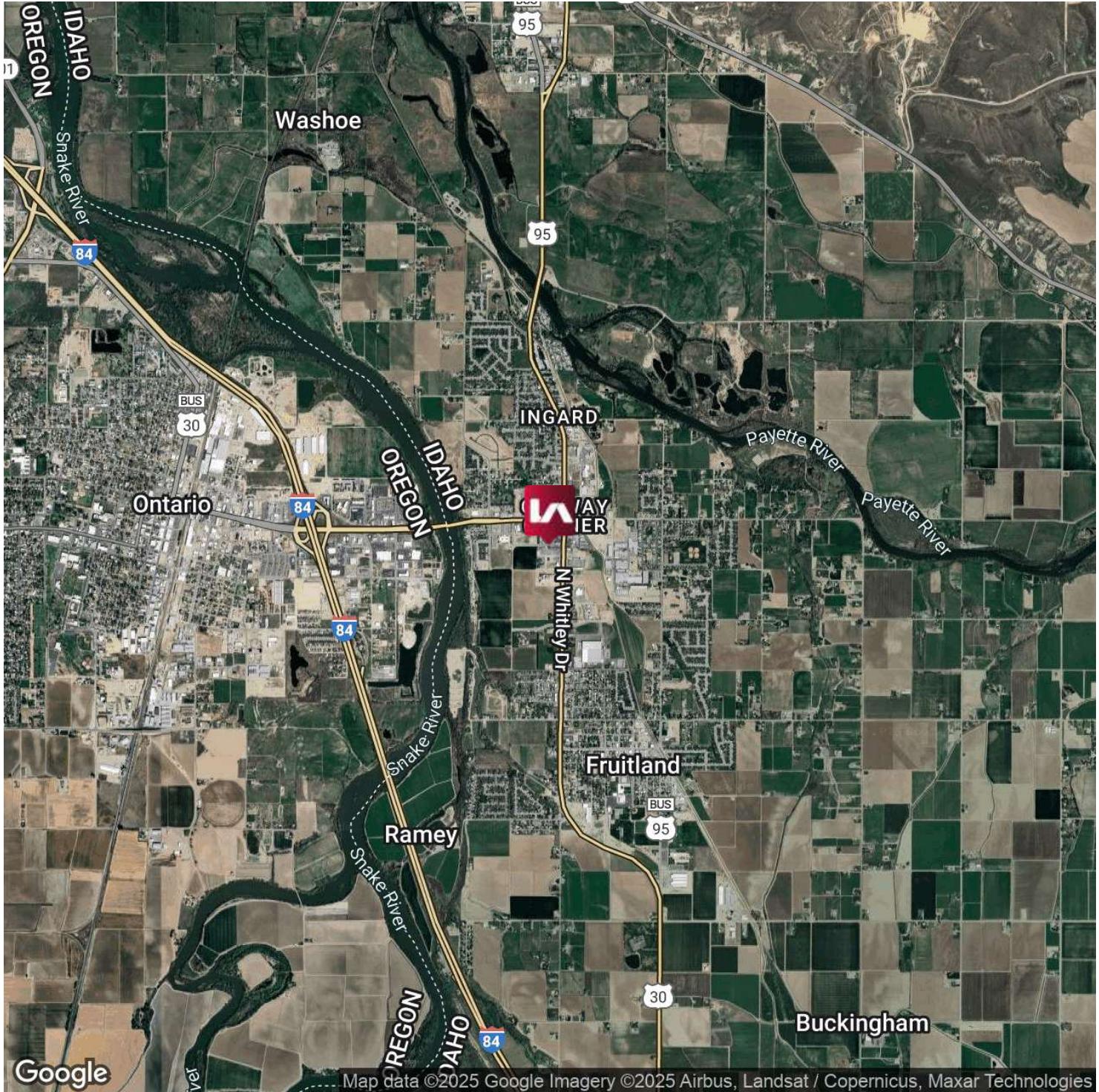
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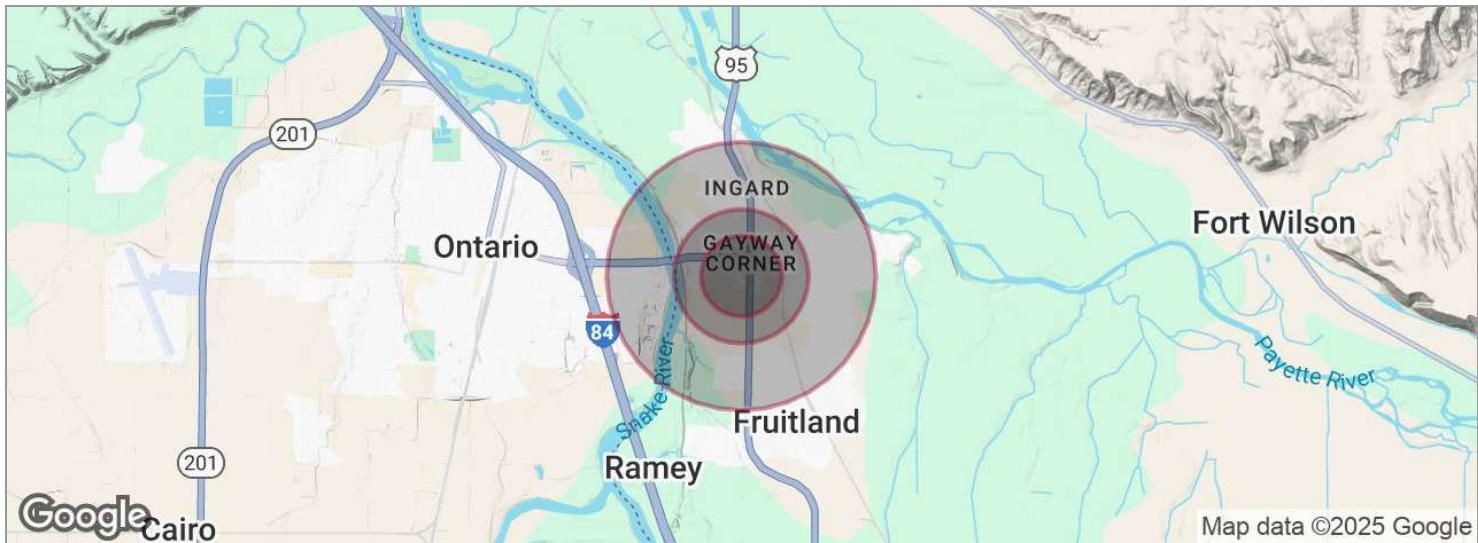
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	268	912	4,999
Median age	38	38	39
Median age (Male)	36	36	37
Median age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	94	320	1,810
# of persons per HH	2.9	2.9	2.8
Average HH income	\$92,414	\$92,286	\$87,294
Average house value	\$278,485	\$277,534	\$266,067

* Demographic data derived from 2020 ACS - US Census

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