

OFFICE'S FOR LEASE EDGEWOOD BUSINESS PARK | EAGLE

347 S. Edgewood Lane, Eagle, ID 83616-6109



ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: Ada

MARKET:

SUBMARKET:

BUILDING DATA

TOTAL BUILDING SF: 5,500 SF

YEAR BUILT: 2005

ZONING: C-2

LISTING DATA

AVAILABLE SF: 950 - 1,272 SF

SUITE 160: 1,272 SF

SUITE 180: 950 SF

PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present one suite available for lease in the Edgewood Business Park. This modern business park is located in the heart of Downtown Eagle, and walking distance from various restaurants and retail amenities. Each suite has individually controlled HVAC, and quality construction.

PROPERTY HIGHLIGHTS

- Modern industrial park in the heart of Downtown Eagle
- Walking distance from various restaurants and retail amenities
- Individually controlled HVAC
- Quality construction
- Warehouse and office with roll-up door
- Rare industrial option in Eagle
- Contact Agent for showing instructions

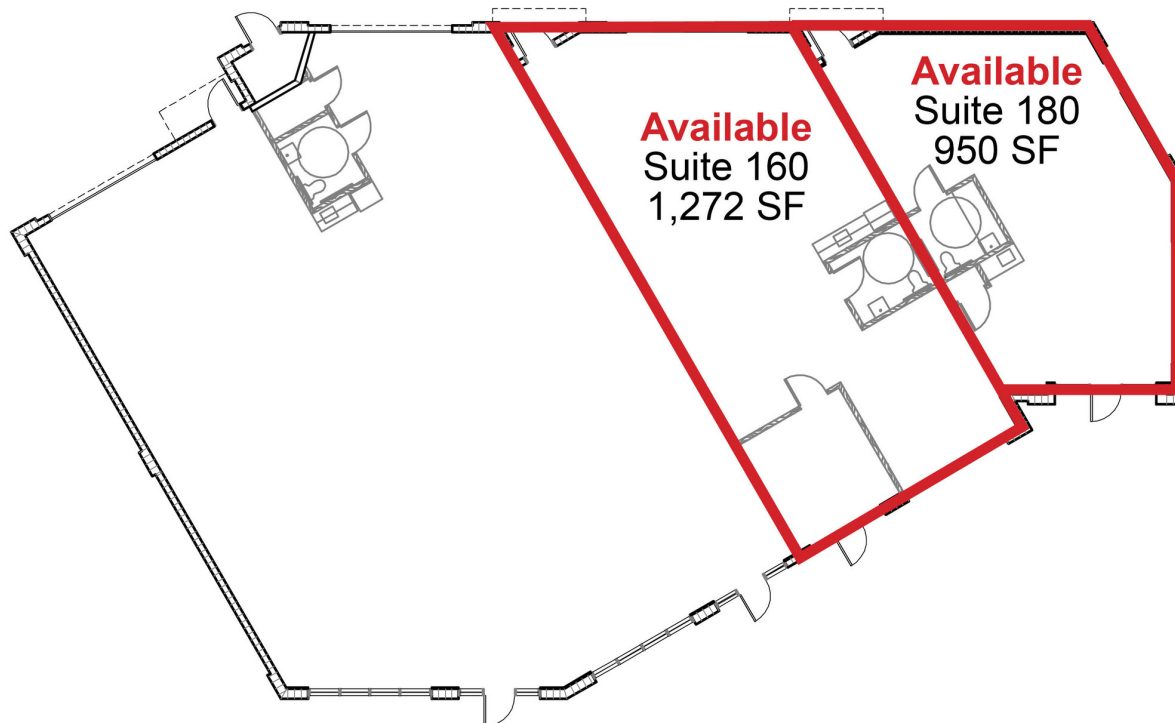
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other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

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 160	1,272 SF	NNN	Call For Info
Suite 180	950 SF	NNN	Call For Info

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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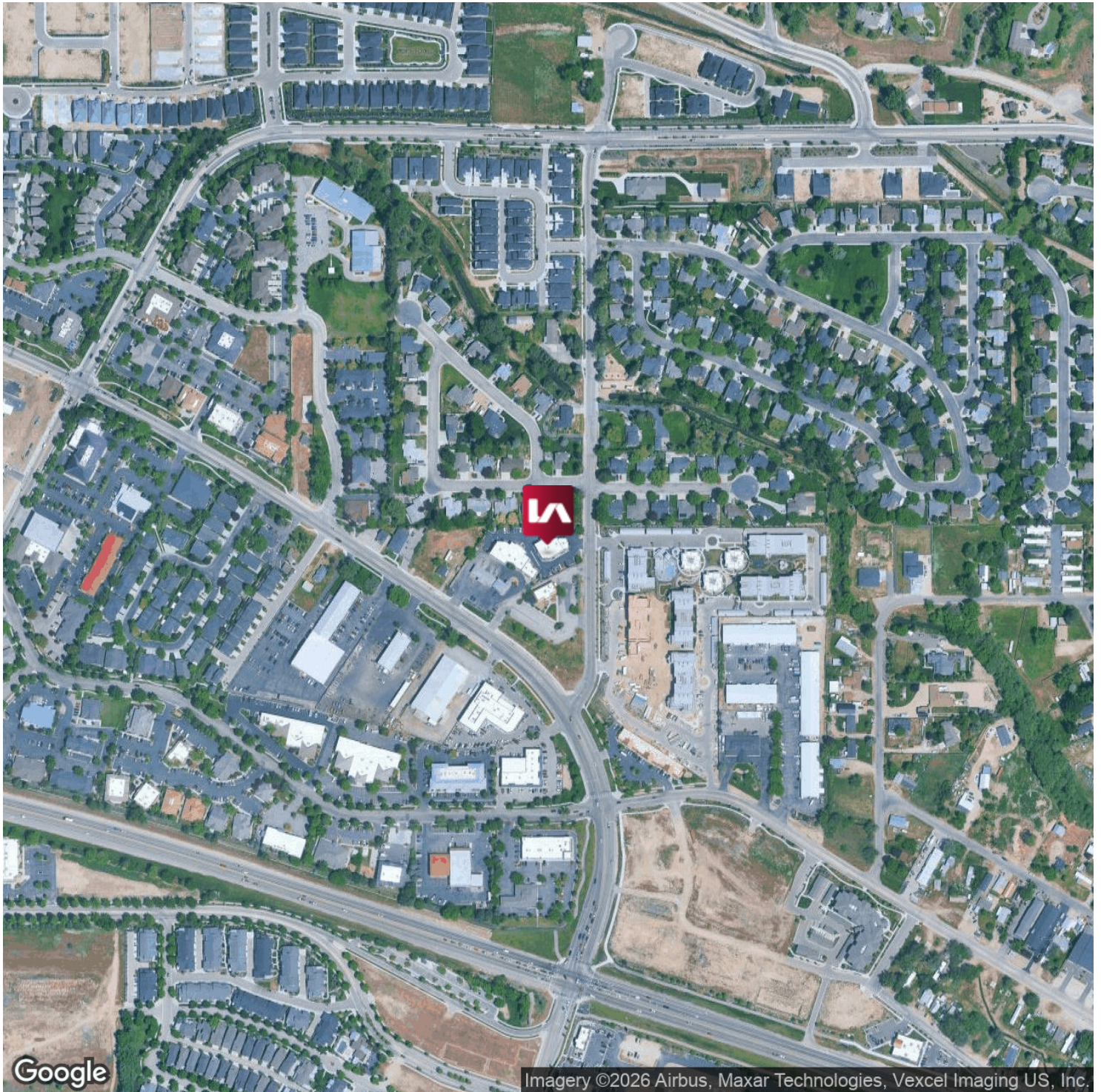
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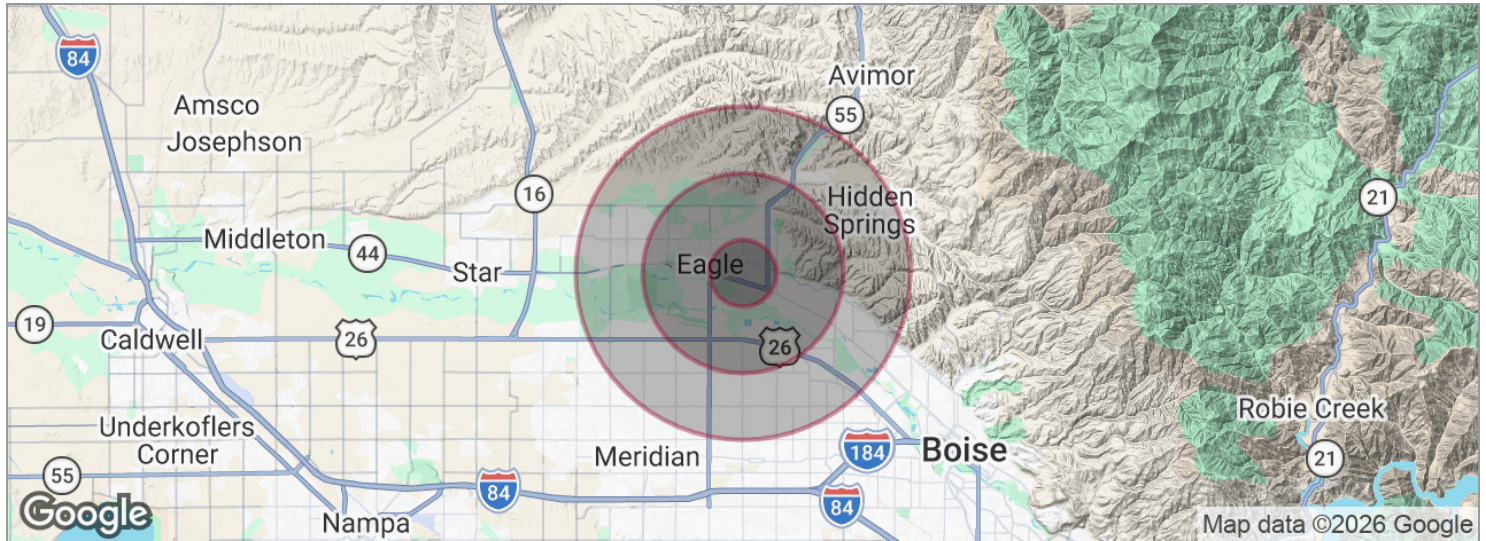
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,287	41,474	115,908
Median age	41.8	39.0	37.2
Median age (Male)	41.9	38.9	36.8
Median age (Female)	41.8	39.5	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,146	15,464	43,324
# of persons per HH	2.5	2.7	2.7
Average HH income	\$81,451	\$91,074	\$82,853
Average house value		\$350,016	\$245,011

* Demographic data derived from 2020 ACS - US Census

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