

RETAIL SPACES FOR LEASE

620 HWY 16

Emmett, ID 83617



ECONOMIC DATA

LEASE RATE: \$15.00 SF/yr
LEASE TYPE: NNN

BUILDING DATA

TOTAL BLDG SF: 10,400 SF
YEAR BUILT: 2006
ZONING: Commercial

LISTING DATA

AVAILABLE: Unit 102 & Unit 103
UNIT 102 SF: ±1,200
UNIT 103 SF: ±1,200

PROPERTY OVERVIEW

Lee & Associates is pleased to present these retail spaces for lease. Prominent tenants such as Subway, Happy Teriyaki, Sonic, Verizon, and Albertson's Grocery Store are anchored within the vicinity. The location boasts excellent exposure along Highway 16 and Johns Avenue, positioned at a signalized intersection. With a spacious parcel, ample parking is available for both customers and staff. The site is conveniently surrounded by diverse residential subdivisions, retailers, restaurants, financial institutions, and professional services. Immediate access is available, either through the on-site lockbox or by contacting agents for a walk through today!

PROPERTY HIGHLIGHTS

- Demisable to +/- 1,200 SF
- Excellent visibility on Highway 16
- 7,802 VPD at Highway 16 and Johns Ave. intersection
- Parking ratio 5.64/1,000 SF
- Well maintained property
- Available Immediately

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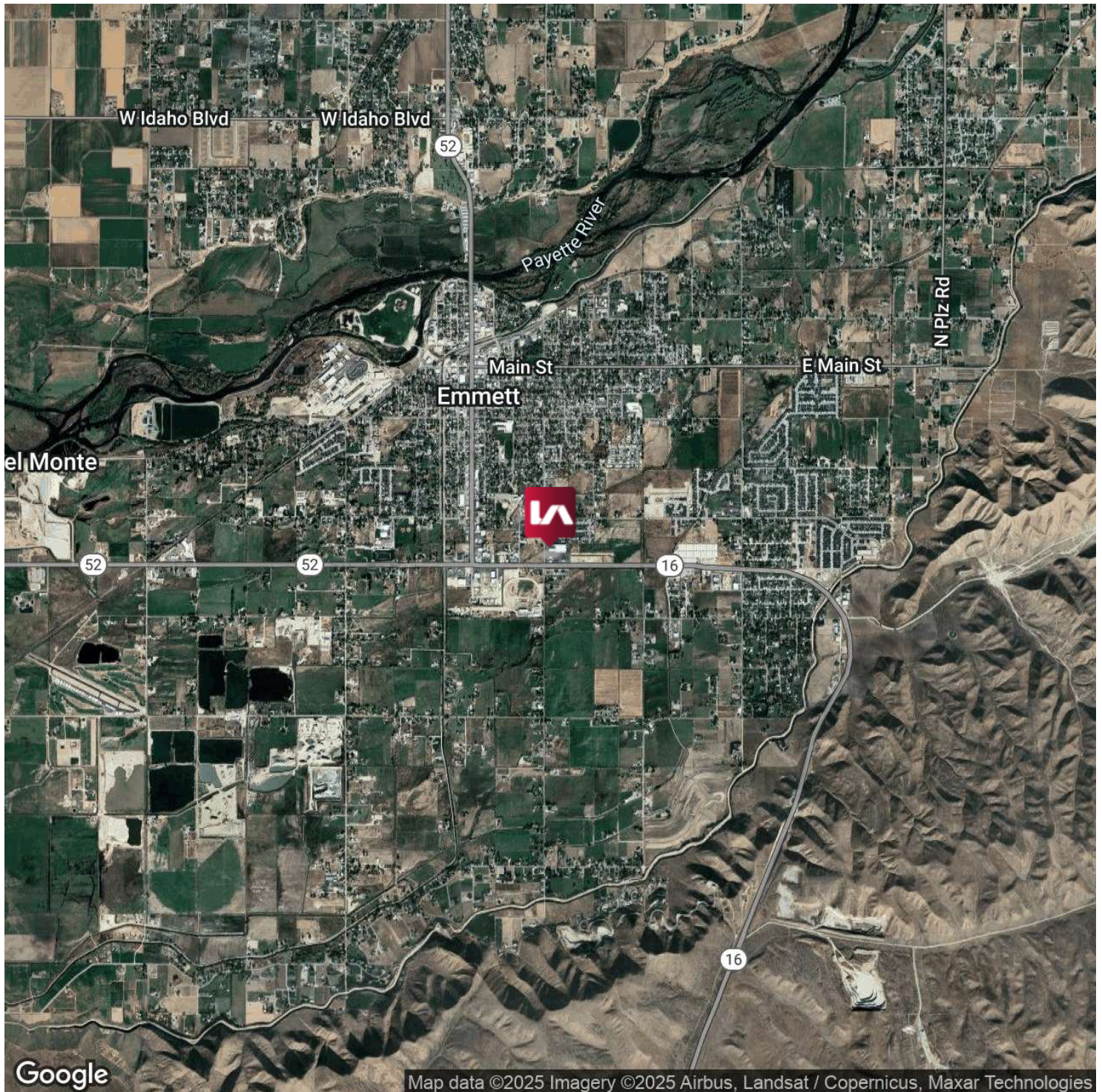
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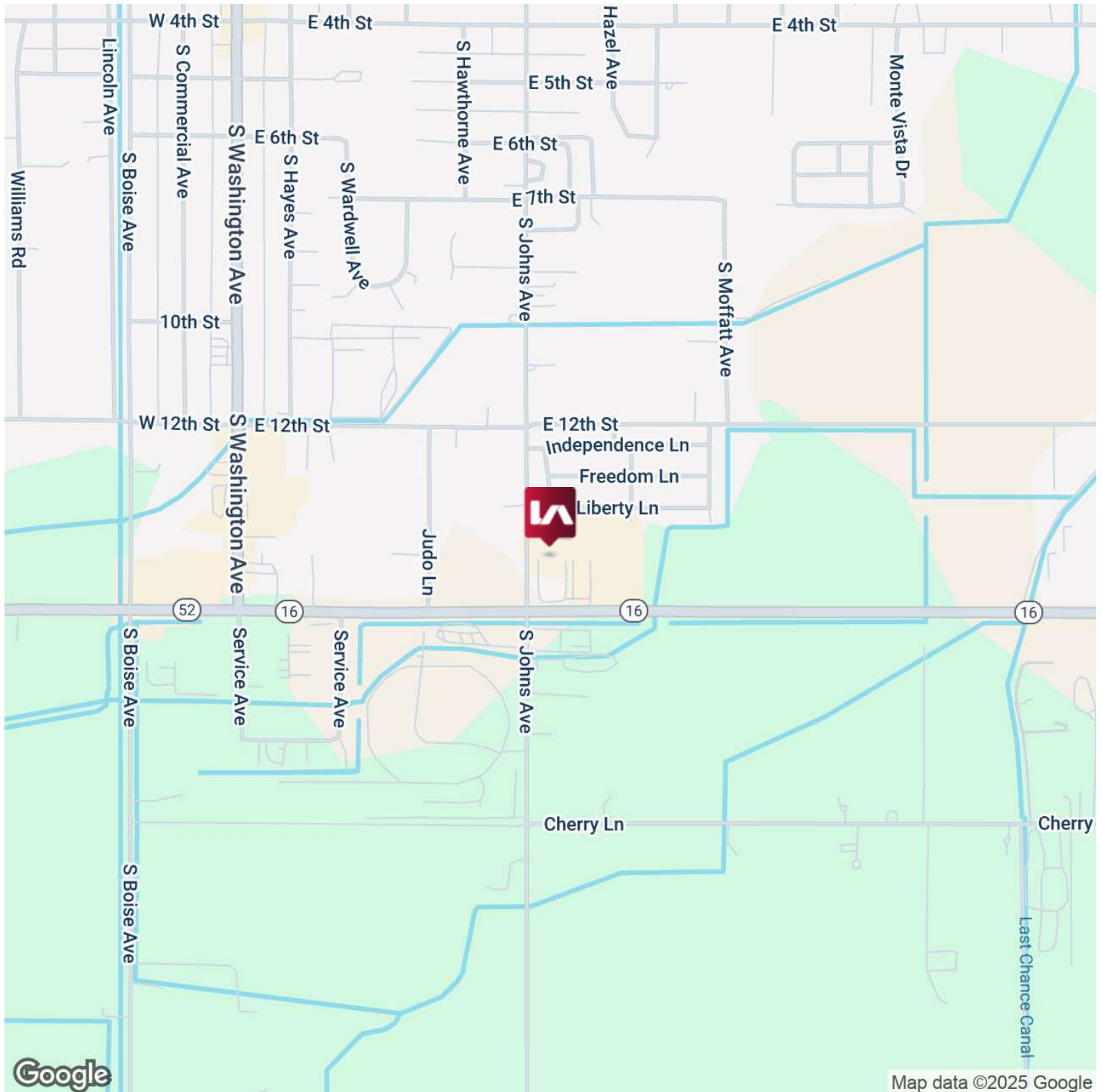
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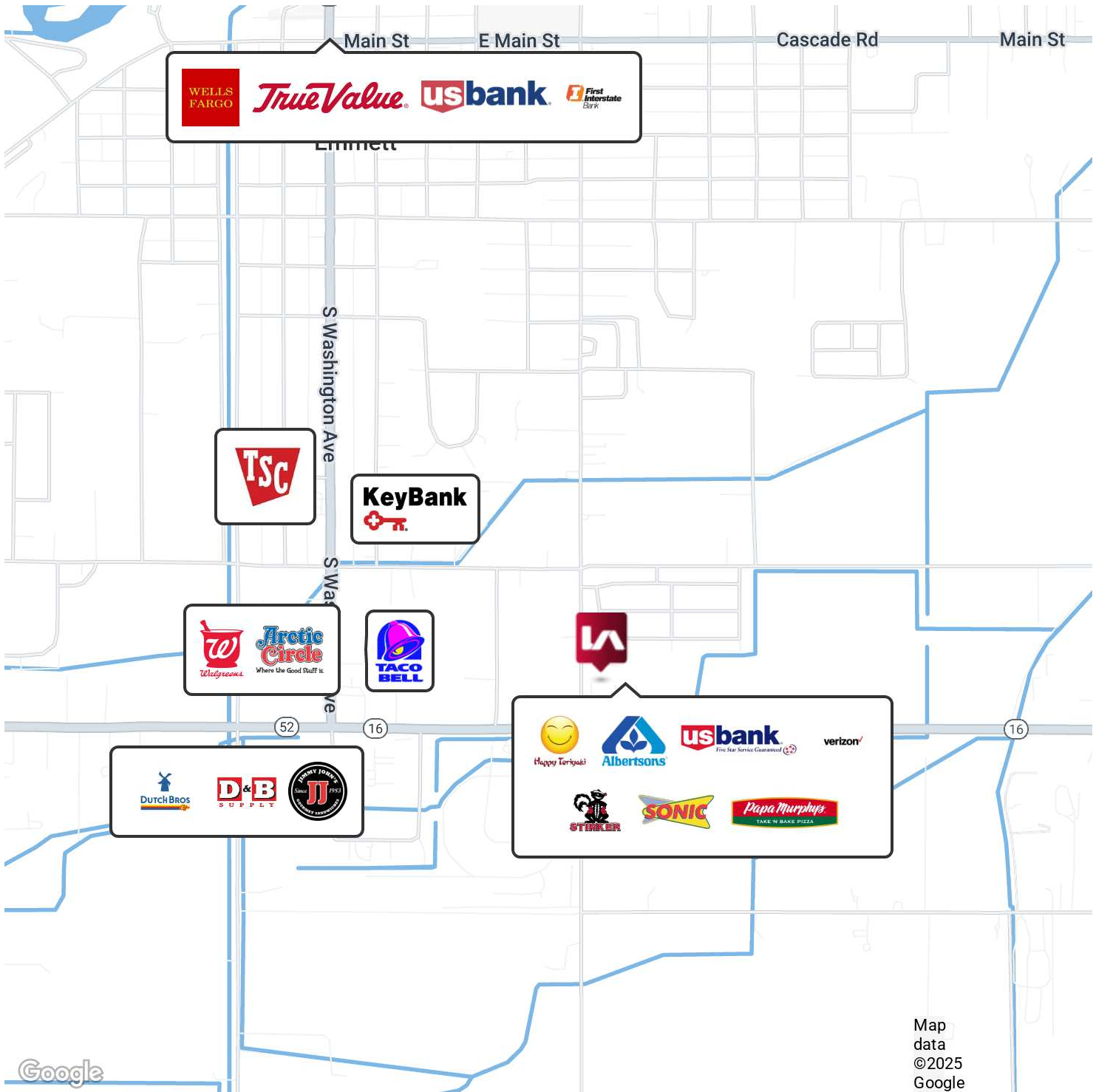
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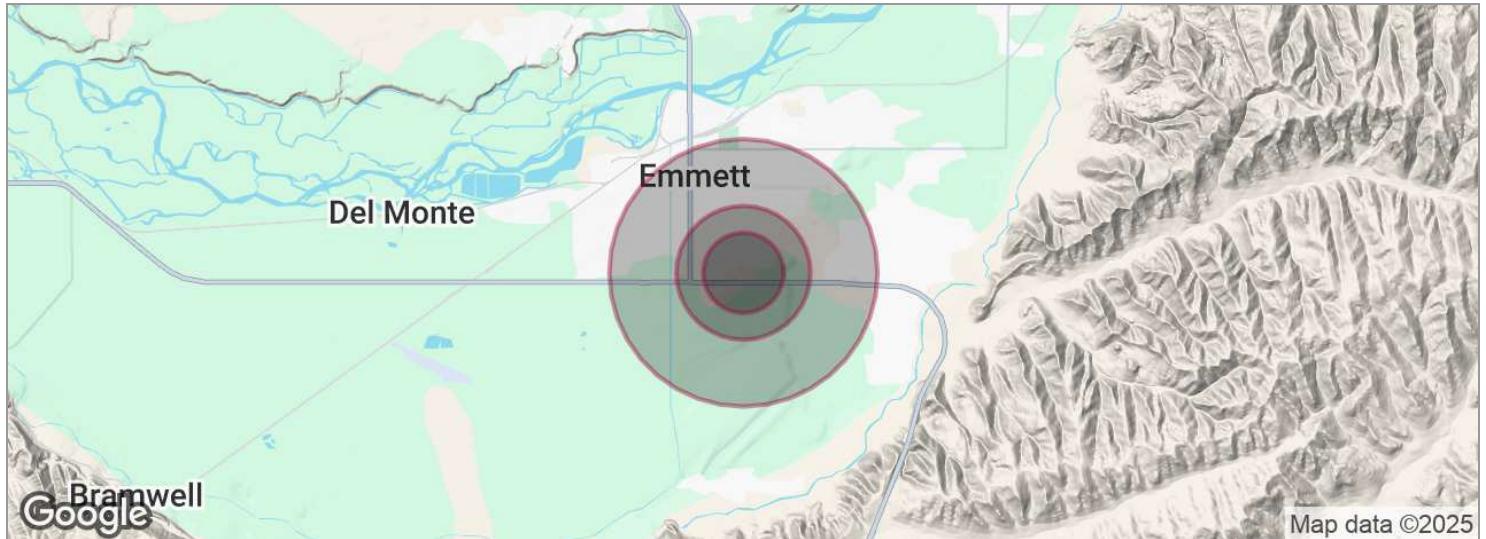
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	162	950	3,985
Median age	41	41	40
Median age (Male)	0	0	0
Median age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	63	373	1,529
# of persons per HH	2.6	2.5	2.6
Average HH income	\$78,256	\$70,021	\$77,828
Average house value	\$281,950	\$263,238	\$274,240

*Demographic data derived from 2020 ACS - US Census

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