

E Lincoln Rd 9,300 VPD



DMV Expansion

For Lease

3710 E. Lincoln Road
Ammon, Idaho

FIT 1
Under Contract

Bonneville County
Office Expansion

.520 Acre
Pad for Sale

Now Open



Building B

- 1,536 SF
- 1,481 SF
- 1,534 SF
- 1,396 SF
- 1,586 SF

Now Leasing
Building A

- 1,513 SF
- 1,513 SF
- 1,565 SF
- 1,513 SF
- 1,565 SF

Now Leasing D
Building 1

Now Leasing D
Building 2

Building C

DRIVE-THRU

N Ammon Rd 15,000 VPD



97,400 Visits per mo
Source: Placer.ai

AMMON ROAD EXPANSION
AS PART OF DIVISION 2

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Now Leasing

Key Highlights

- Now leasing
- Located at the roundabout Lincoln & Ammon Road
- Full movement access
- Main traffic corridor
- Build-to-suit
- Drive-thru options available
- High traffic area
- Min. 1,500 SF

Property Overview

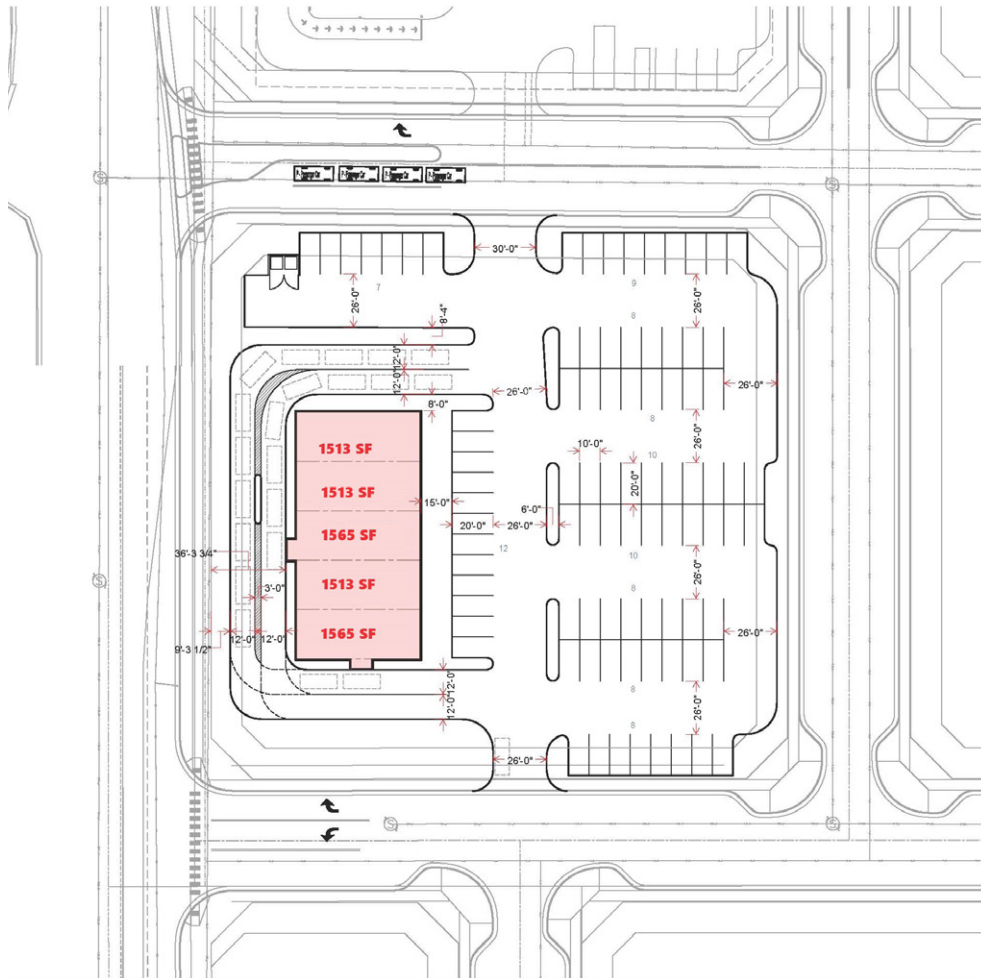
Property Type	Retail/Office	
Building Size	Building A:	7,548 SF
	Building B:	7,700 SF
	Building C:	1,500 SF
	D- Building 1:	10,000 SF
	D- Building 2:	10,000 SF
Land Size	11 Acres	
Parking	Ample	
Lease Type	NNN	
Lease Rate	Contact agent for details	

Bonneville County

Bonneville County has acquired approximately 3 acres for the expansion of the county’s growing population to accommodate its residents for services. Such as DMV expansion and other departments that will require strategic relocation to meet the needs for the county’s residents.

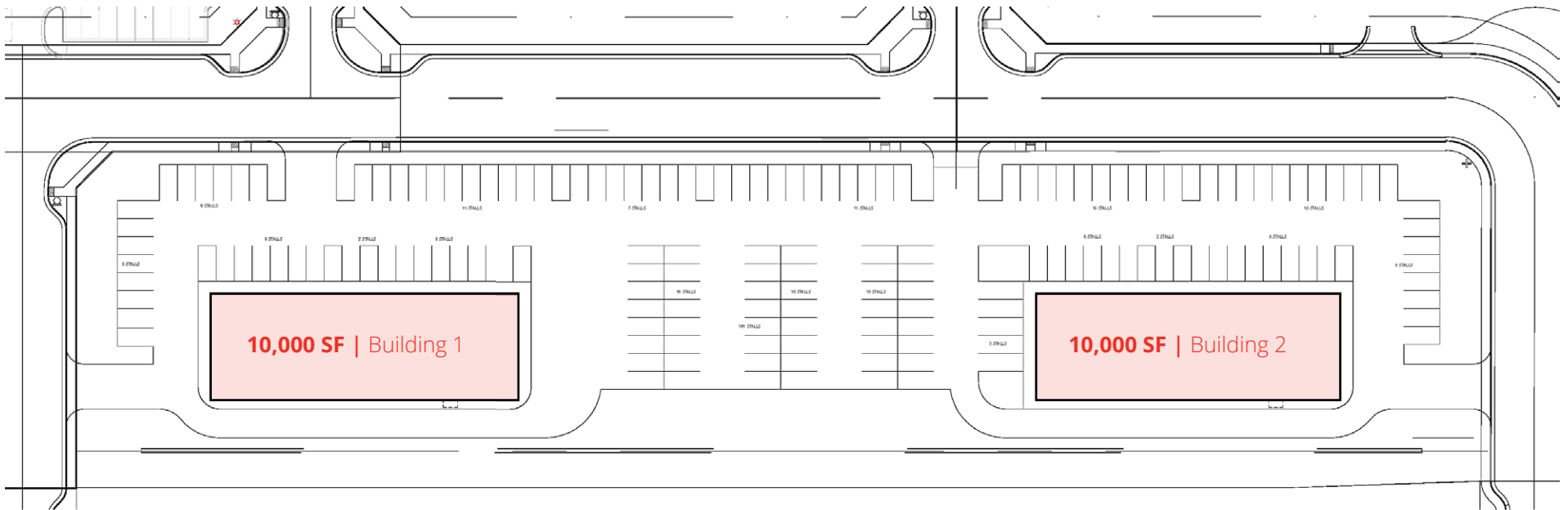


Building A Site Plan



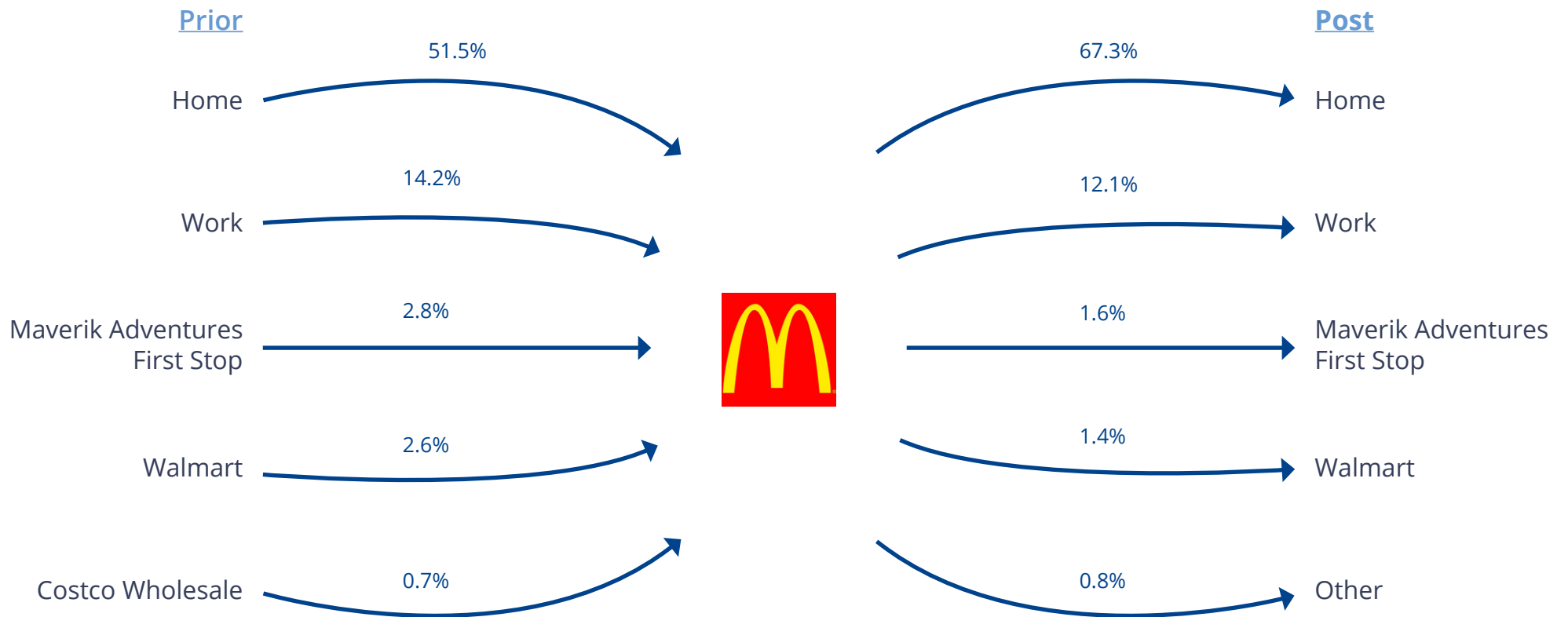
Building D Site Plan

- Each building has 10,000 SF total
- Can demise space to accommodate
- Drive through in each building



Visitor Journey

McDonald's
3535 E. Avalanche Street, Idaho Falls, ID 83401



Location

 [Google Map](#)

 [Street View](#)

Demographics	1 Miles	3 Miles	5 Miles
Population	12,024	56,245	96,524
Households	3,498	18,896	33,516
Avg. HH Income	\$83,824	\$90,899	\$98,210



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