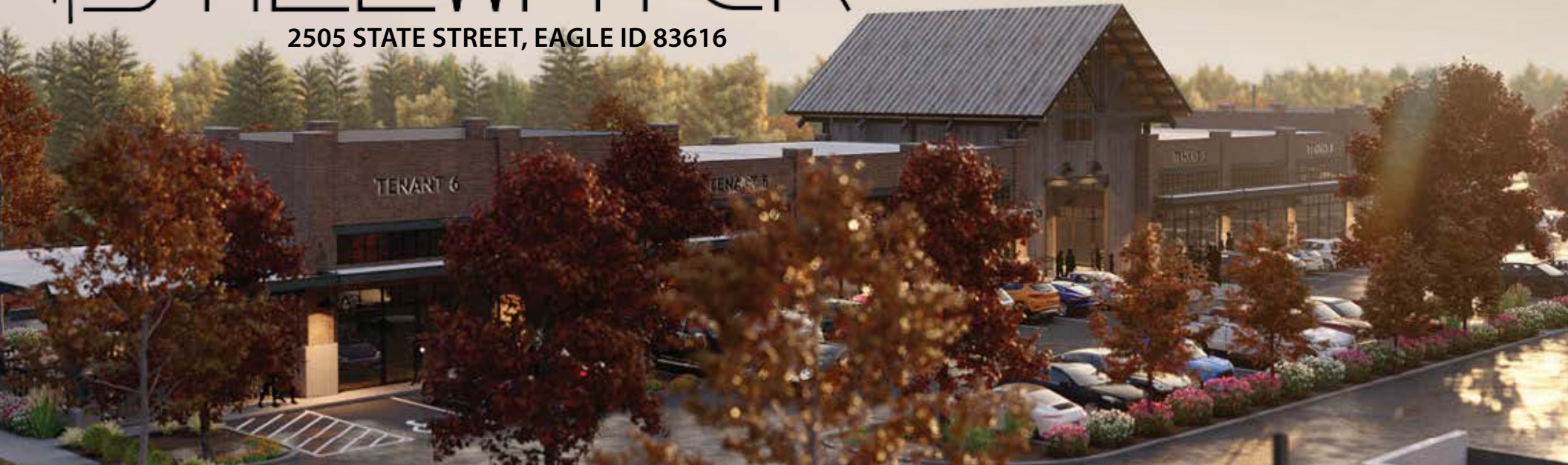


NEW CONSTRUCTION RETAIL & OFFICE FOR LEASE OR BTS

STILLWATER

2505 STATE STREET, EAGLE ID 83616

TOK
COMMERCIAL



New construction retail/office now available in premier mixed-use community — including 70 single family homes and over 100,000 SF of office and lifestyle retail space.

Development is located on the Boise River with direct Greenbelt access and near Eagle Island State Park.

Excellent proximity to downtown Eagle.

At the front door of second highest income demographic in the state of Idaho.

Grey shell delivery, planned for Q3 2026.

Join Dutch Bros & new tenant Eagle Crossfit!

HIGHLIGHTS



CONTACT



SAM MCCASKILL, CCIM
208.947.0804
sam@tokcommercial.com

JP GREEN, CCIM
208.947.0852
jpgreen@tokcommercial.com

SPACE	SIZE	RATE
C1	1,023 - 8,806 RSF	\$35.00/SF, Grey Shell
End Caps (Suites 1 & 6)		\$38.00/SF, Grey Shell
C2		
Retail/Office (Floor 1)	1,319 - 2,661 RSF	\$35.00/SF, Grey Shell
Retail/Office (Floor 2)	ACCEPTED LOI!	\$30.00/SF, Grey Shell
Build-To-Suit		Contact Agent
SWC 3	1,322 - 10,000 RSF	\$35.00/SF, Grey Shell
SWC 3 LOT 9, BLK		± 1 ACRE FOR SALE
		Click For Listing Info

PROPERTY TYPE: Retail
DELIVERY: Q3 2026
LEASE TYPE: NNN
TI ALLOWANCE: Negotiable Based on Lease

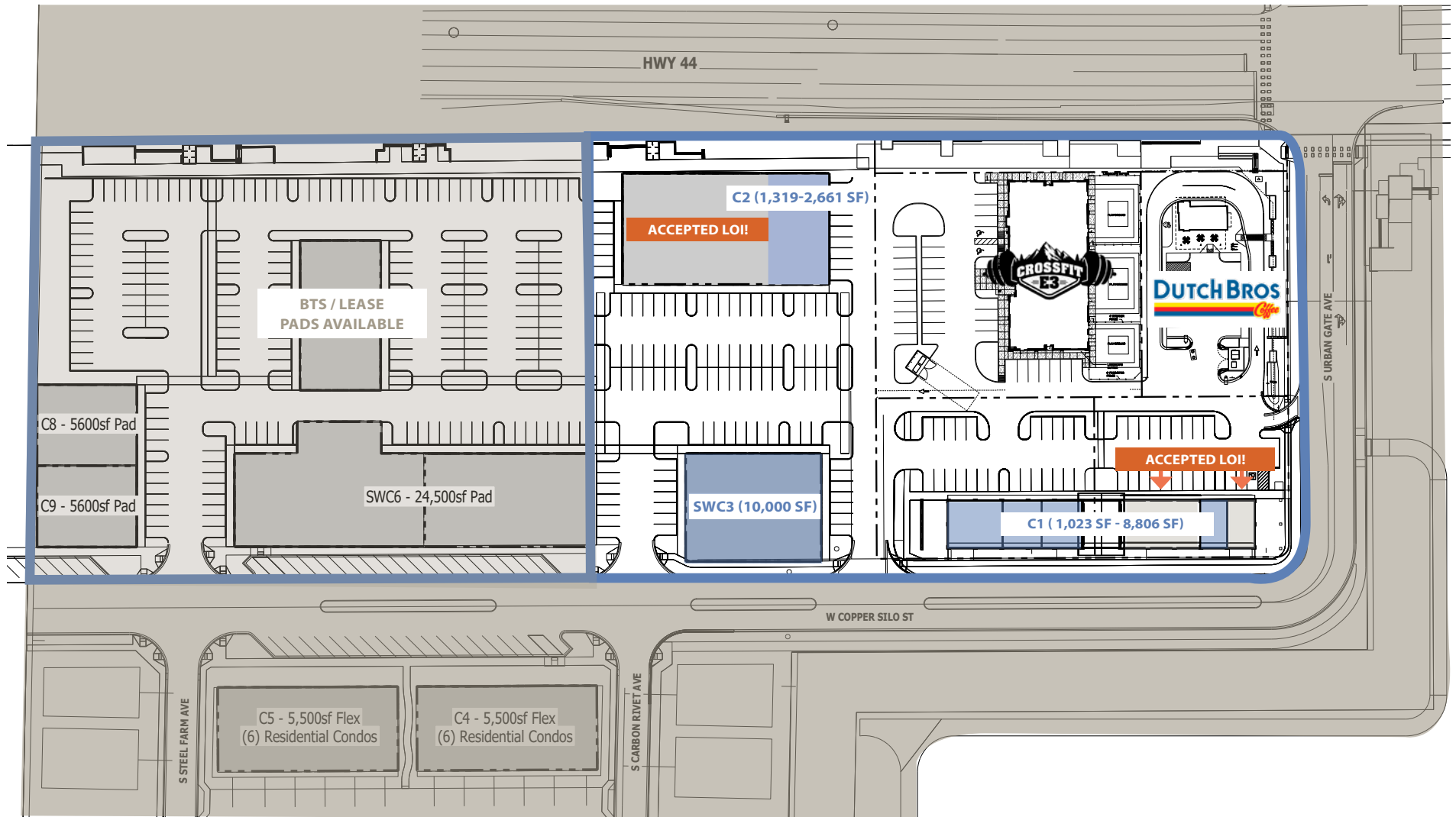
DETAILS



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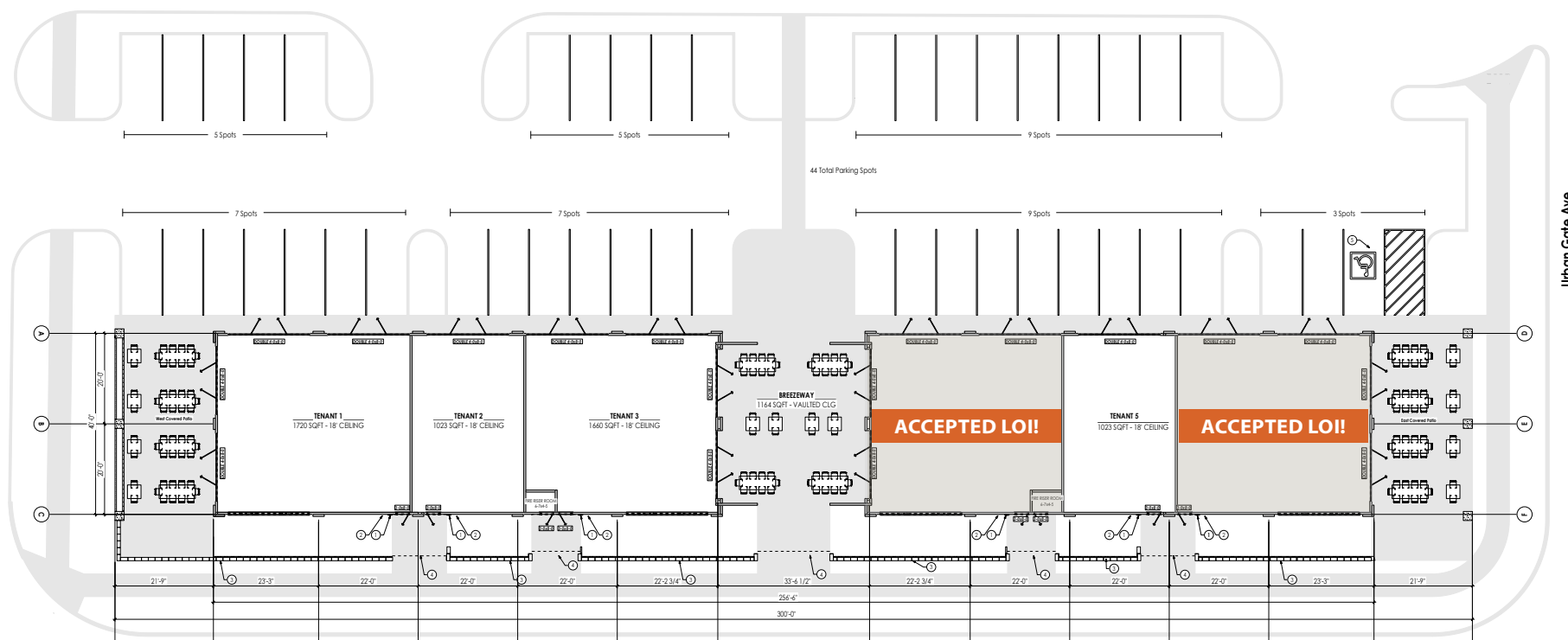
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C1 FLOOR PLAN | 1,023 – 8,806 SF

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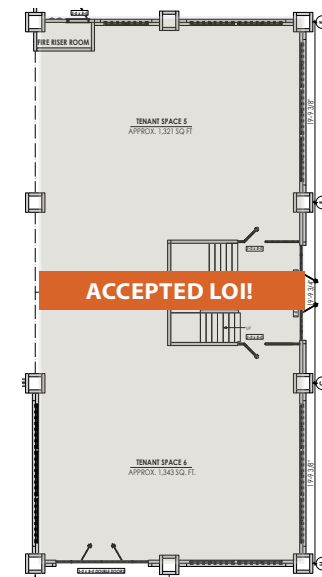
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C2 FLOOR 1 (RETAIL)
1,319 SF – 2,661 SF

C2 FLOOR 2 (OFFICE)
LOI ACCEPTED!



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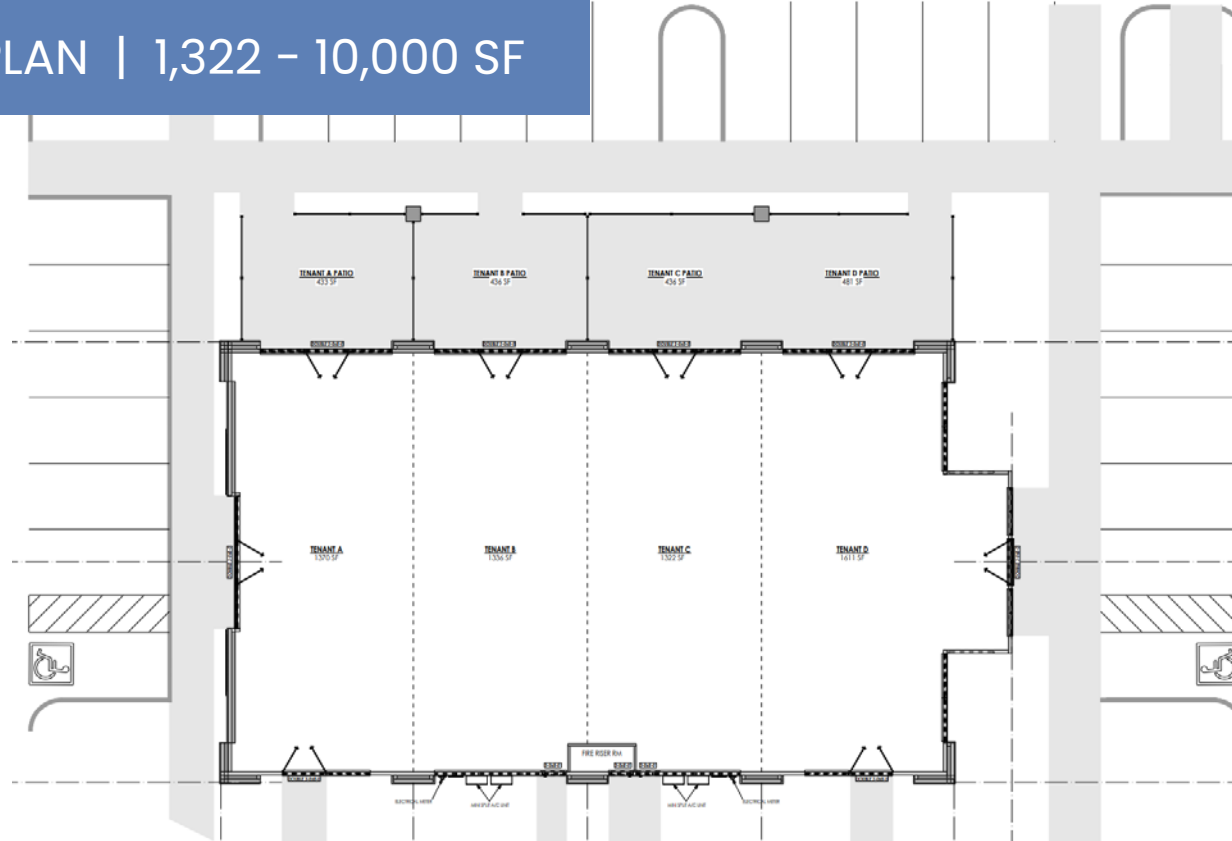
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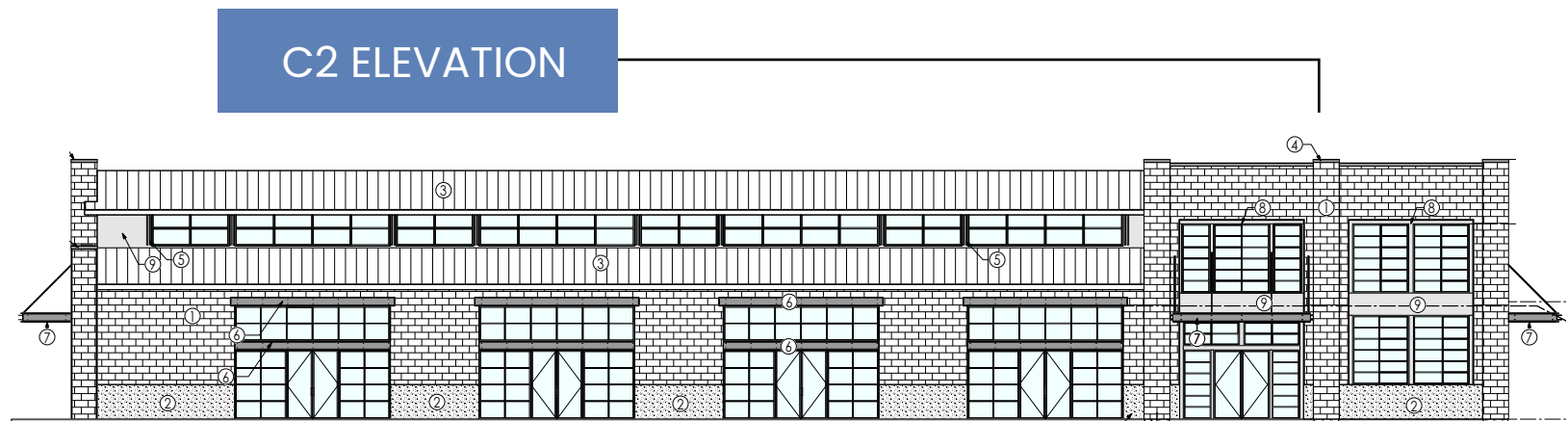
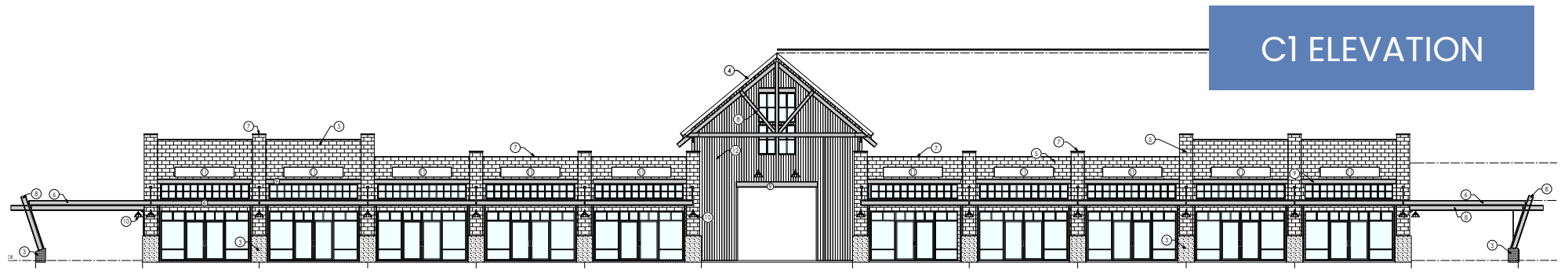
SWC 3 FLOOR PLAN | 1,322 – 10,000 SF



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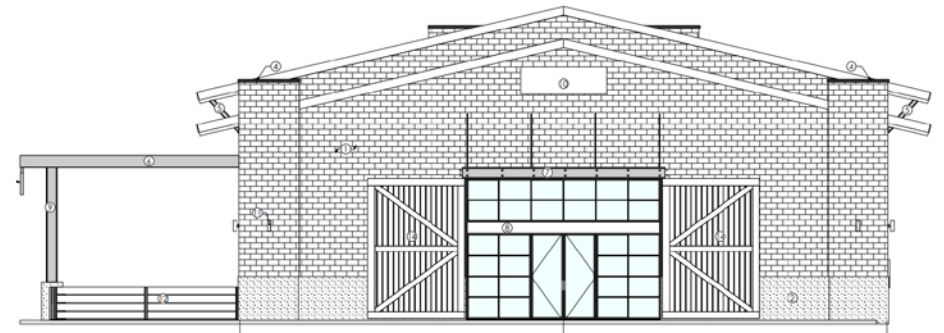
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SWC ELEVATION



EAST & WEST | SWC 3 ELEVATIONS



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DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

POPULATION	3 MIN	5 MIN	10 MIN
2023 Est. Population	2,435	9,022	41,045
2028 Projected Population	2,567	9,967	45,062
Historic 10 Year Growth	3.6%	4.4%	4.1%

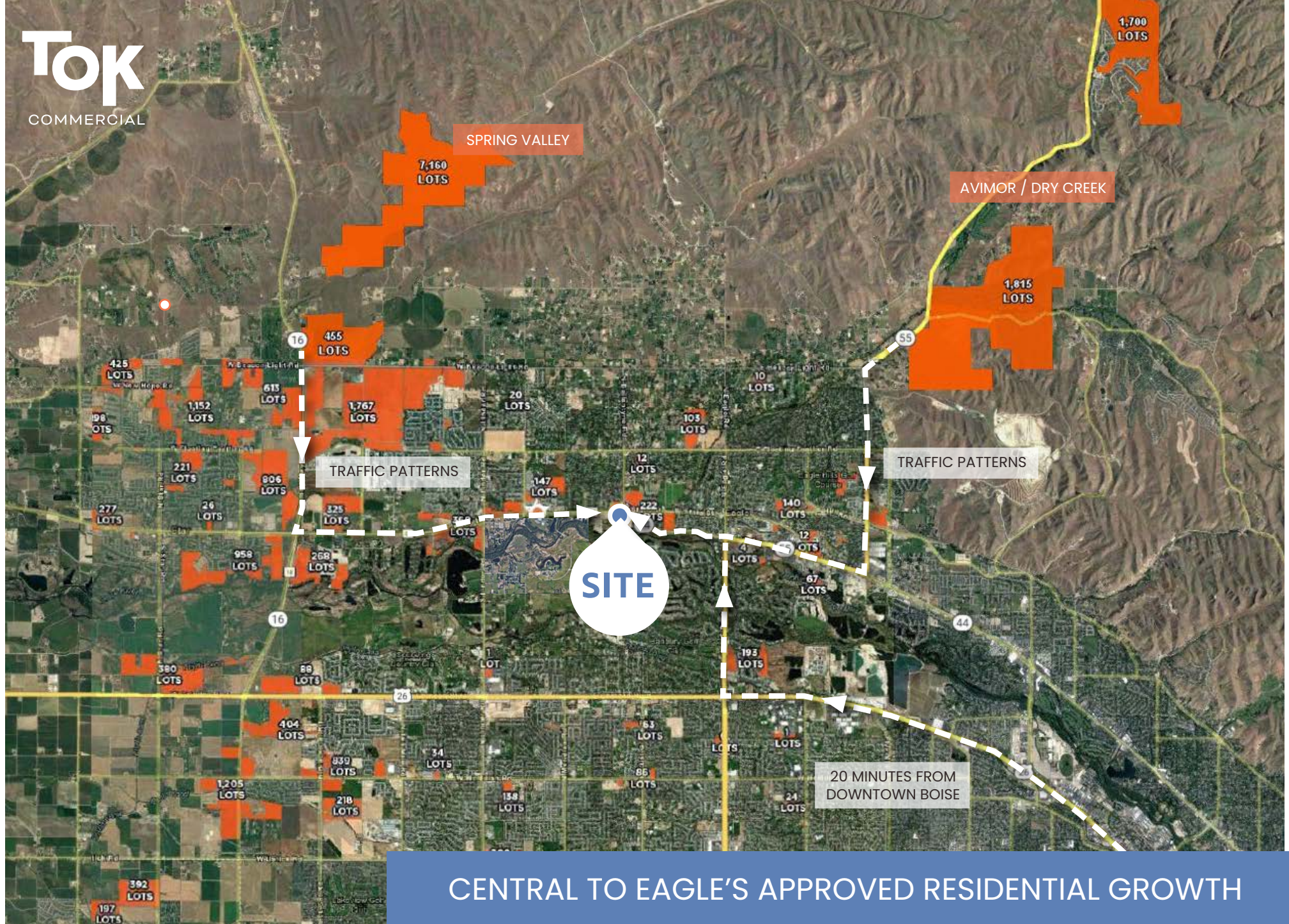
INCOME	3 MIN	5 MIN	10 MIN
2023 Average HH Income	\$142,389	\$152,732	\$152,795
2028 Per Capita Income	\$51,720	\$58,140	\$57,825
Historic Annual Change (12 Yr)	5.1%	6.2%	5.3%

HOUSEHOLDS	3 MIN	5 MIN	10 MIN
2023 Est. Households	882	3,426	15,512
2028 Projected Households	944	3,854	17,331
Historic 13 Year Growth	5.1%	6.3%	5.0%

WORK FORCE	3 MIN	5 MIN	10 MIN
2023 Total Businesses	217	734	1,953
2023 Total Employees	1,480	5,796	13,232
2023 Labor Pool Age >16	1,947	7,382	33,758

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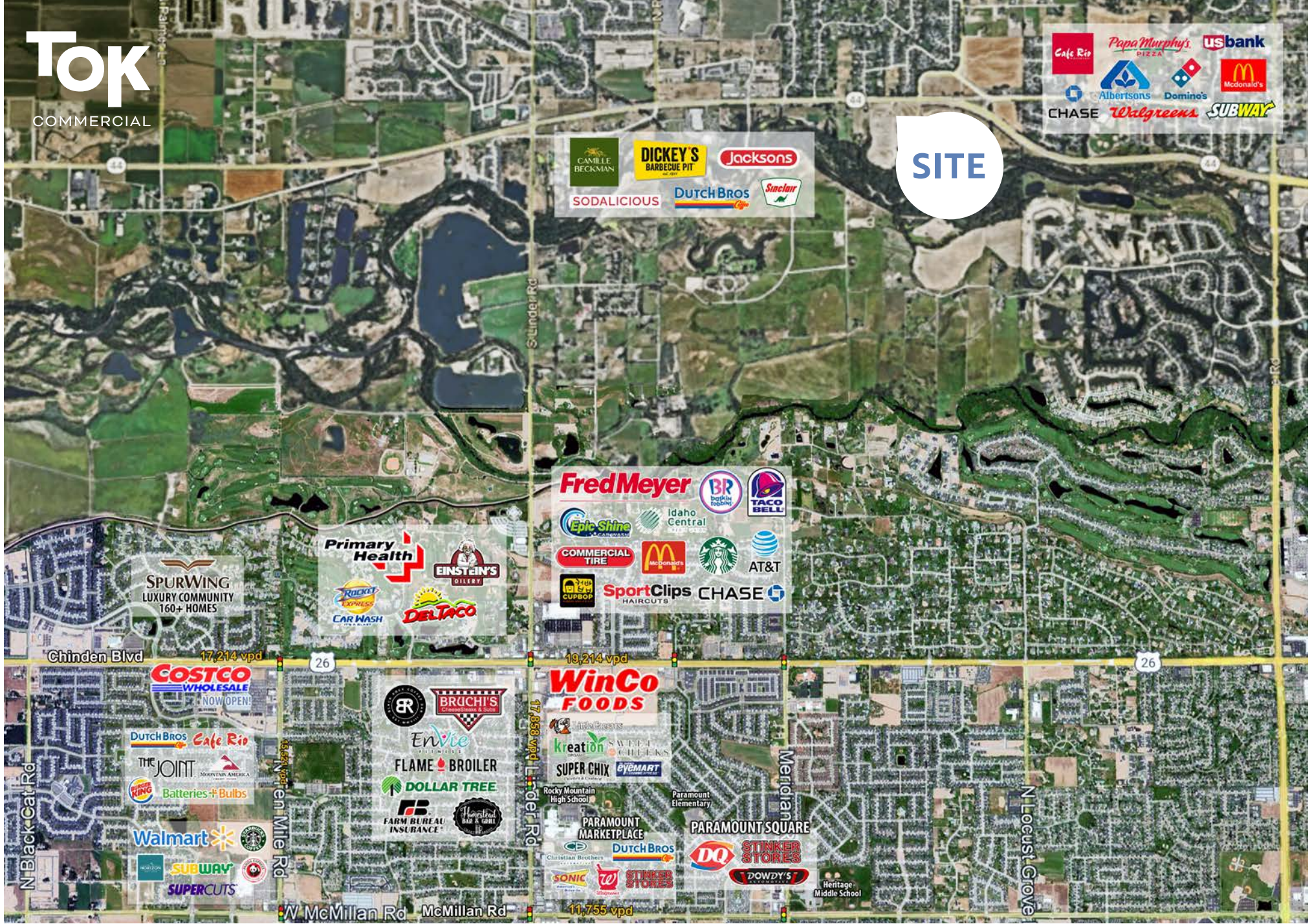


CENTRAL TO EAGLE'S APPROVED RESIDENTIAL GROWTH

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VOID ANALYSIS

POTENTIAL = DEMAND
SALES = CURRENT SUPPLY



	1 Mile		3 Mile		5 Mile	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$2.27 M / -	100	\$21.8 M / \$1.14 M	95	\$70.72 M / \$9.71 M	86
Men's Clothing Stores	\$80.73 K / -	100	\$773.47 K / -	100	\$2.5 M / \$79.12 K	97
Women's Clothing Stores	\$346.96 K / -	100	\$3.34 M / \$1.1 M	67	\$10.8 M / \$3.59 M	67
Children's, Infants' Clothing Stores	\$149.74 K / -	100	\$1.43 M / -	100	\$4.7 M / \$379.89 K	92
Family Clothing Stores	\$927 K / -	100	\$8.89 M / -	100	\$28.89 M / \$2.05 M	93
Clothing Accessory Stores	\$75.78 K / -	100	\$726.33 K / -	100	\$2.33 M / \$171.86 K	93
Other Apparel Stores	\$113.46 K / -	100	\$1.09 M / \$34.48 K	97	\$3.53 M / \$221.95 K	94
Shoe Stores	\$374.43 K / -	100	\$3.57 M / -	100	\$11.73 M / \$3.22 M	73
Jewelry Stores	\$190.64 K / -	100	\$1.85 M / -	100	\$5.8 M / -	100
Luggage Stores	\$14.39 K / -	100	\$137.67 K / -	100	\$445.03 K / -	100
Furniture, Home Furnishings Stores	\$1.13 M / -	100	\$10.83 M / \$633.04 K	94	\$34.92 M / \$7.01 M	80
Furniture Stores	\$700.09 K / -	100	\$6.74 M / \$558.42 K	92	\$21.64 M / \$2.5 M	88
Floor Covering Stores	\$119.57 K / -	100	\$1.14 M / \$74.62 K	93	\$3.66 M / \$1.19 M	68
Other Home Furnishing Stores	\$307.27 K / -	100	\$2.95 M / -	100	\$9.61 M / \$3.32 M	65
Electronics, Appliance Stores	\$831.32 K / -	100	\$7.98 M / \$2.4 M	70	\$26 M / \$7.18 M	72
Building Material, Garden Equipment, Supplies Dealers	\$2.71 M / -	100	\$25.99 M / \$8.8 M	66	\$84.45 M / \$44.88 M	47
Home Centers	\$1.28 M / -	100	\$12.23 M / \$8.22 M	33	\$39.74 M / \$42.7 M	-7
Paint, Wallpaper Stores	\$94 K / -	100	\$899.42 K / \$541.3 K	40	\$2.92 M / \$1.3 M	56
Hardware Stores	\$117.75 K / -	100	\$1.13 M / \$30.78 K	97	\$3.66 M / \$875.05 K	76
Other Building Materials Stores	\$899.07 K / -	100	\$8.61 M / -	100	\$27.99 M / -	100
Outdoor Power Equipment Stores	\$43.65 K / -	100	\$421.43 K / -	100	\$1.36 M / -	100
Nursery, Garden Stores	\$281.68 K / -	100	\$2.7 M / -	100	\$8.77 M / -	100
Food, Beverage Stores	\$6.92 M / \$856.39 K	88	\$66.03 M / \$126.45 M	-48	\$219.5 M / \$177.59 M	19
Grocery Stores	\$6.17 M / \$825.53 K	87	\$58.83 M / \$124.75 M	-53	\$195.75 M / \$173.52 M	11
Convenience Stores	\$236.81 K / -	100	\$2.26 M / \$452.23 K	80	\$7.54 M / \$1.07 M	86
Meat Markets	\$70.08 K / \$5.52 K	92	\$666.91 K / \$93.63 K	86	\$2.23 M / \$163.62 K	93
Fish, Seafood Markets	\$25.62 K / -	100	\$242.03 K / -	100	\$810.61 K / -	100
Fruit, Vegetable Markets	\$42.82 K / -	100	\$406.12 K / \$58.34 K	86	\$1.36 M / \$159.14 K	88
Other Specialty Food Markets	\$73.56 K / \$25.33 K	66	\$699.02 K / \$187.77 K	73	\$2.34 M / \$506.97 K	78
Liquor Stores	\$303.87 K / -	100	\$2.93 M / \$911.4 K	69	\$9.48 M / \$2.17 M	77

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