



**LANCE HENDRICKS**  
208.957.5623  
lance@tokcommercial.com

**AL MARINO, SIOR**  
208.947.0811  
al@tokcommercial.com

## HIGHLIGHTS

- Excellent freeway visibility with convenient access
- Ample on-site parking for employees and clients
- Former physical therapy/medical office layout
- Fresh updates including new carpet and paint
- Monument signage available for strong business exposure
- Ideal for medical, wellness, or professional office users

SPACE	SIZE	RATE
Suite B	3,399 SF	\$16.50/SF

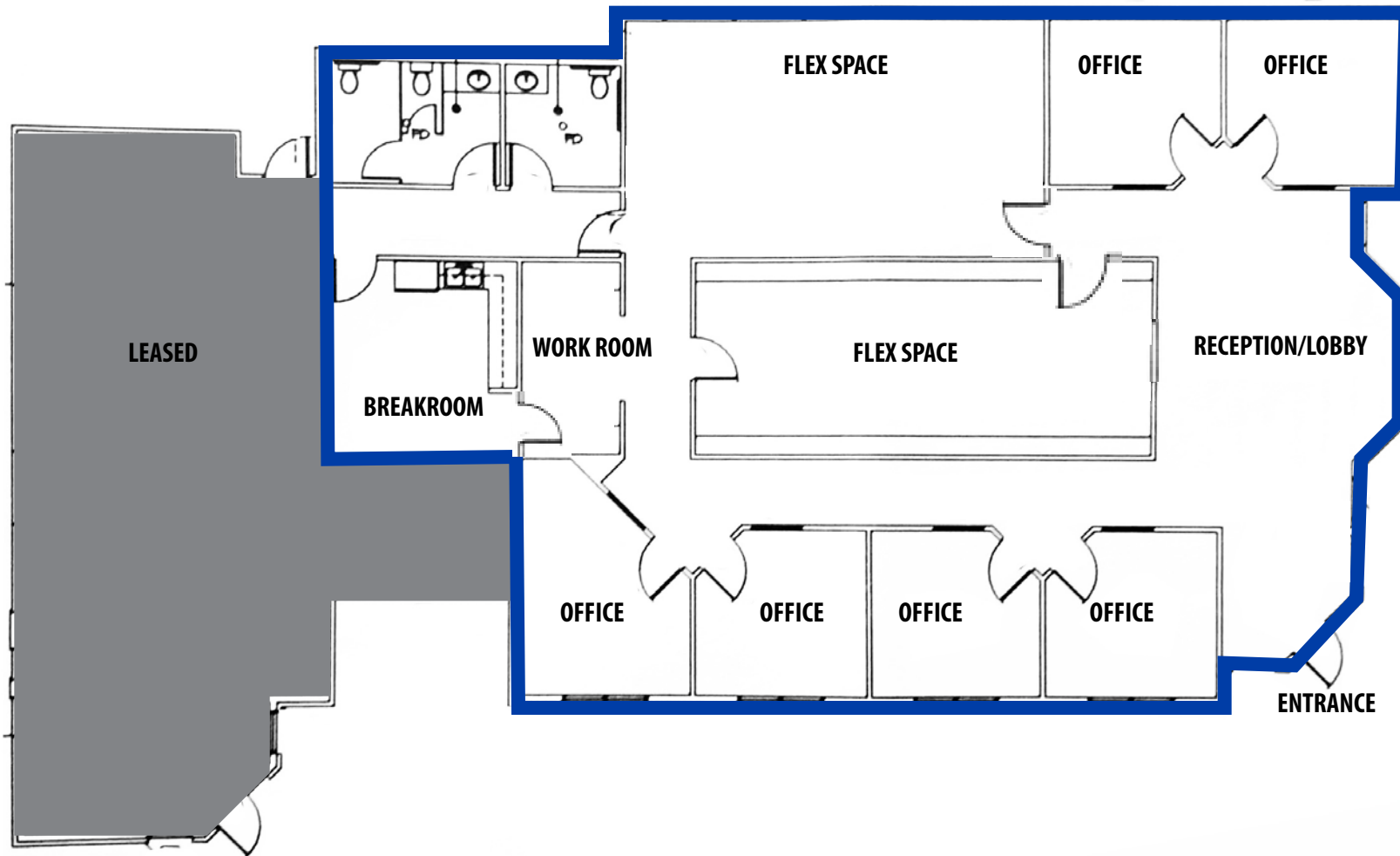
## DETAILS

<b>LOT SIZE</b>	1.13 Acres	<b>ZONING</b>	C2
<b>BLDG SIZE</b>	4,364 SF	<b>LEASE TYPE</b>	FSEJ
<b>BLDG TYPE</b>	Office	<b>PARKING</b>	Ample

## CONTACT



# FLOOR PLAN



UPDATED: 5.21.2026

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# EASY ACCESS TO I-84



22,745 VPD



## 1 MILE RADIUS



POPULATION  
1,612

HOUSEHOLDS  
664

AVG. HOUSEHOLD INC.  
\$80,176

## 3 MILE RADIUS



POPULATION  
18,901

HOUSEHOLDS  
7,506

AVG. HOUSEHOLD INC.  
\$80,377

## 5 MILE RADIUS



POPULATION  
21,068

HOUSEHOLDS  
8,286

AVG. HOUSEHOLD INC.  
\$81,358

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44 Miles  
to Boise

Albertsons Starbucks usbank  
CHASE STONEY'S Restaurant FRANK'S SUBS Shell WELLS FARGO

**SITE**

Downtown Mountain Home

11,229 VPD

Mountain Home High School

Walmart maurices  
DUTCH BROS Cofe Wendy's  
TACO BELL McDonald's

87 Miles  
to Twin Falls

# IDEAL LOCATION IN THE HEART OF MOUNTAIN HOME

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