

Colliers

DMV Expansion

# For Lease

Intersection of Ammon Road &  
Lincoln Road | Ammon, Idaho

Bonneville County  
Office Expansion

.520 Acre  
Pad for Sale

E Lincoln Rd 9,300 VPD

N Ammon Rd 15,000 VPD

Now Open



Now Leasing  
Building B

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

Now Leasing  
Building A



1,481 SF  
1,534 SF  
Sella's  
ICE CREAM  
THE SODA  
BAR

FIT1

Now Leasing D  
Building 1

Leased  
Building C

Now Leasing D  
Building 2

DRIVE-THRU  
10 STP



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
	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	

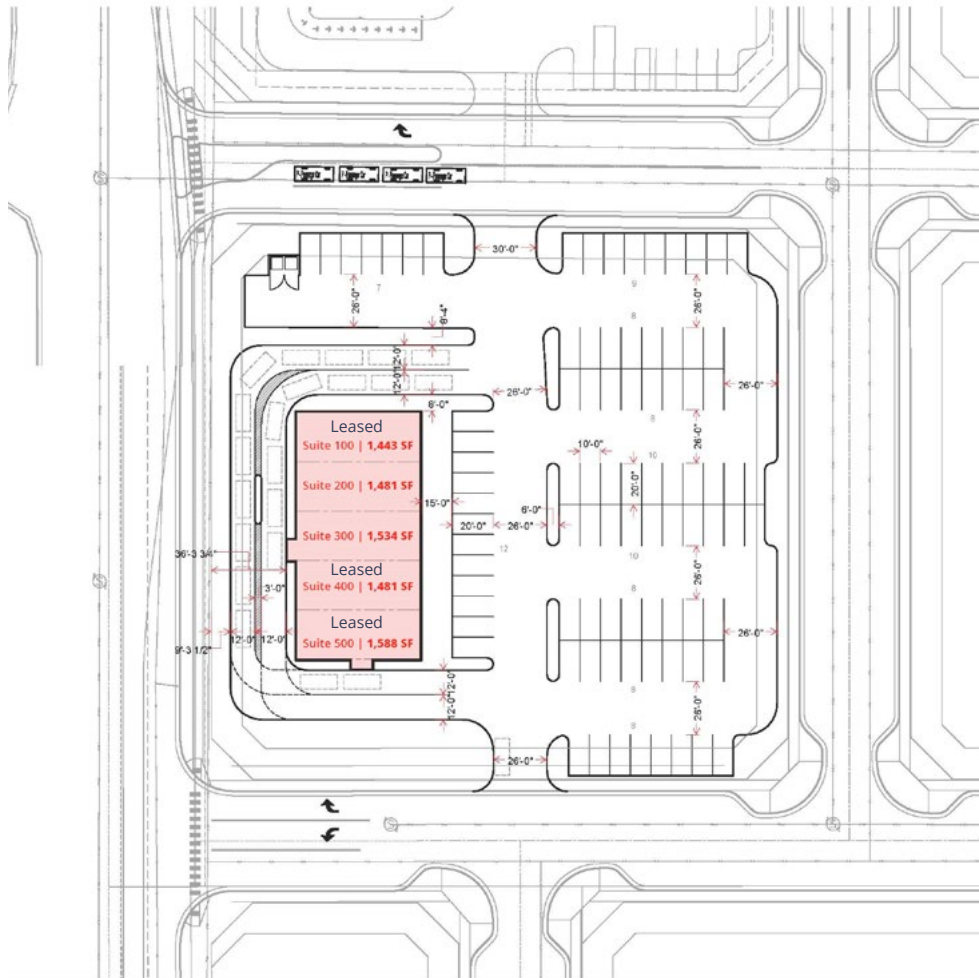
# Bonneville County

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.

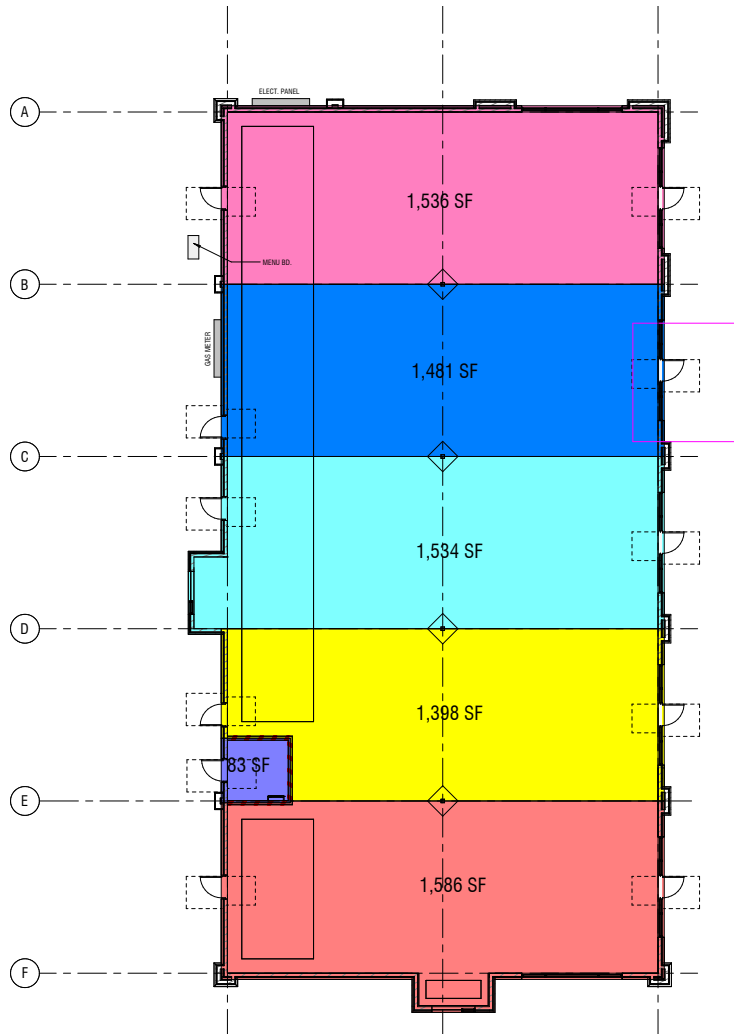




# Building A Site Plan

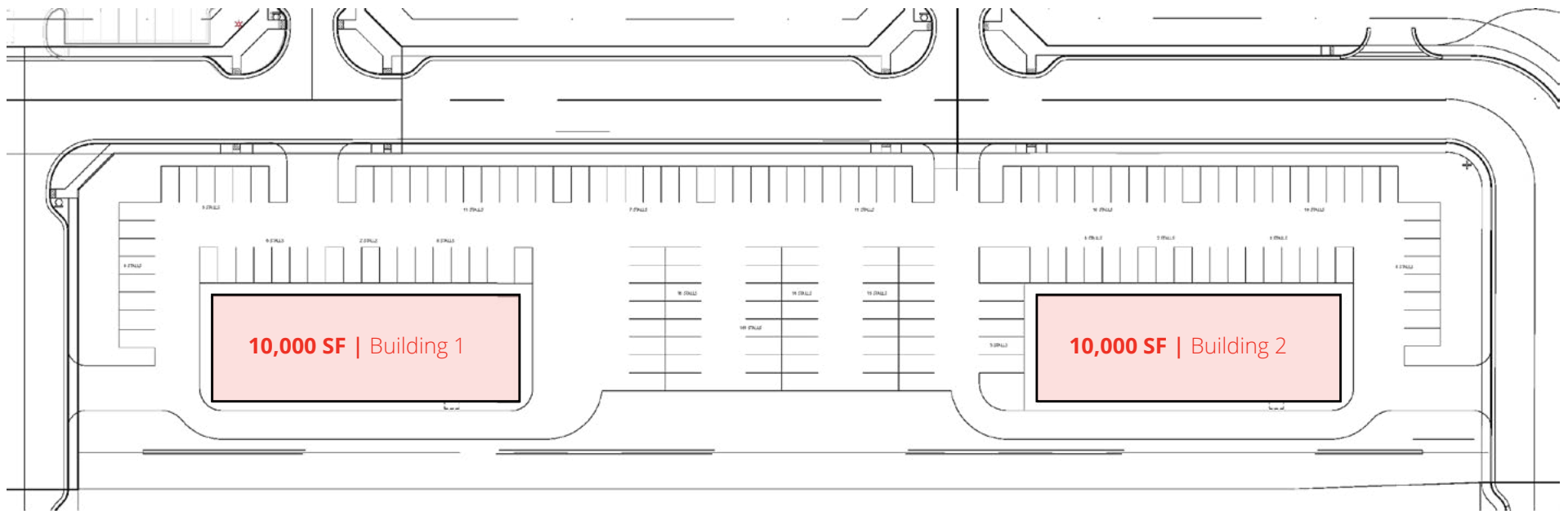


# Building B Site Plan



# Building D Site Plan

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



# Visitor Journey

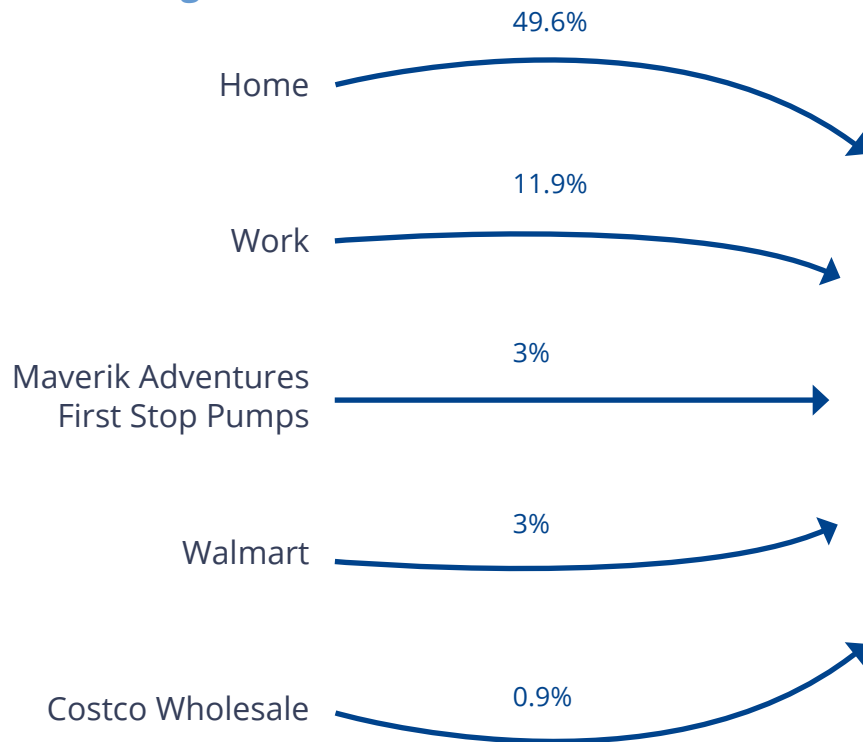
October 15, 2024 - January 19, 2025

## McDonald's

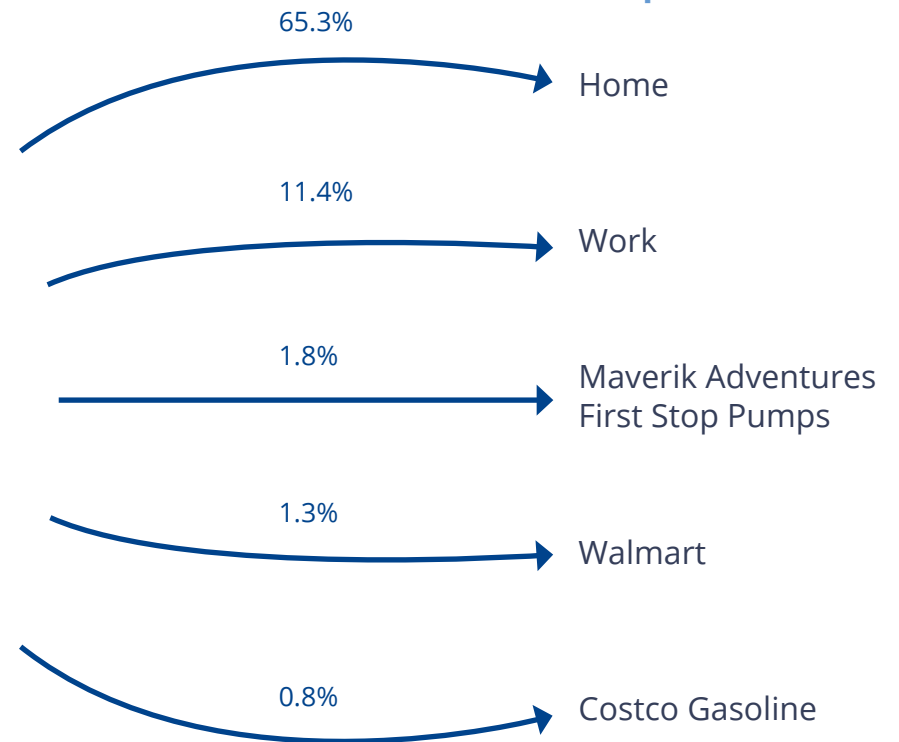
3535 E. Avalanche Street, Idaho Falls, ID 83401

39,800 visitors & 107,500 total visits per month

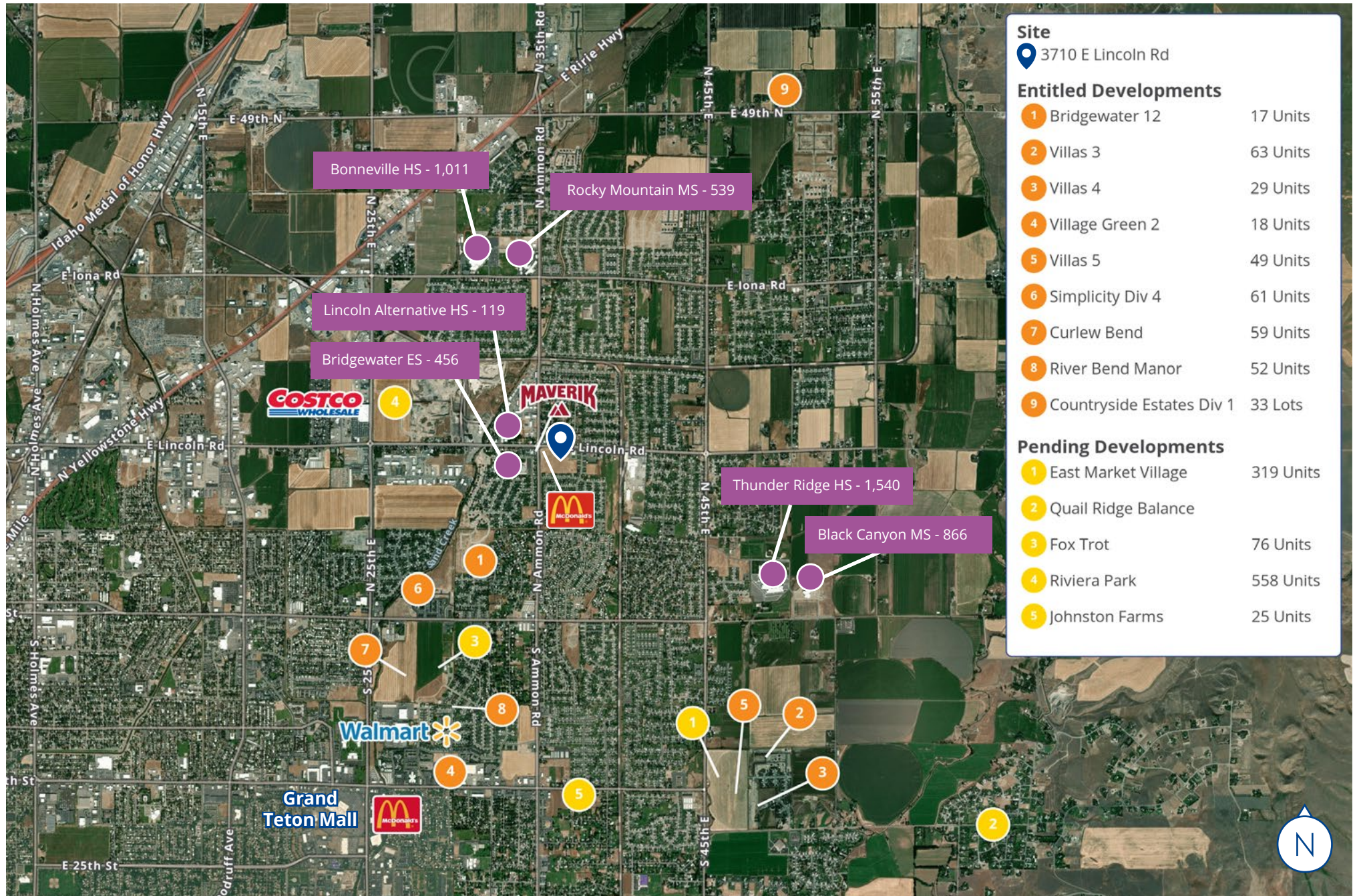
### People are Coming From:



### After Leaving People Head to:







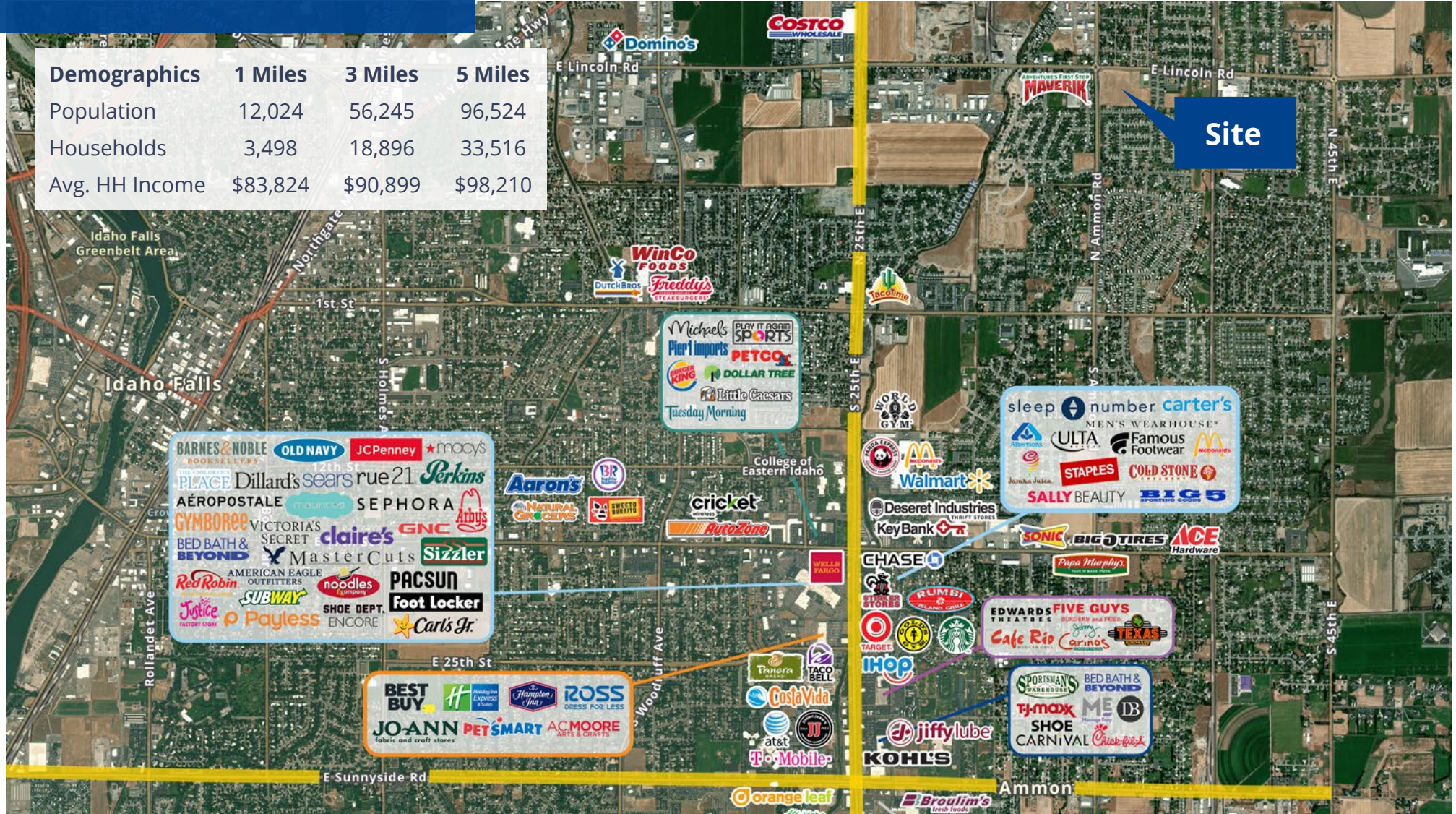


# Location

 [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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