

E Lincoln Rd 9,300 VPD

Colliers

MAVERIK
97,400 Visits per mo
Source: Placer.ai

N Ammon Rd 15,000 VPD

AMMON ROAD EXPANSION
AS PART OF DIVISION 2

Now Open



Now Leasing
Building B

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

DMV Expansion

Now Leasing
Building A



Pizza

200 SF

1,481 SF

300 SF

1,534 SF

Stella's

ICE CREAM

THE SODA

EFITI

Intersection of Ammon Road &
Lincoln Road | Ammon, Idaho

Bonneville County
Office Expansion

Leased
Building C

Now Leasing D
Building 1

Now Leasing D
Building 2

.520 Acre
Pad for Sale

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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

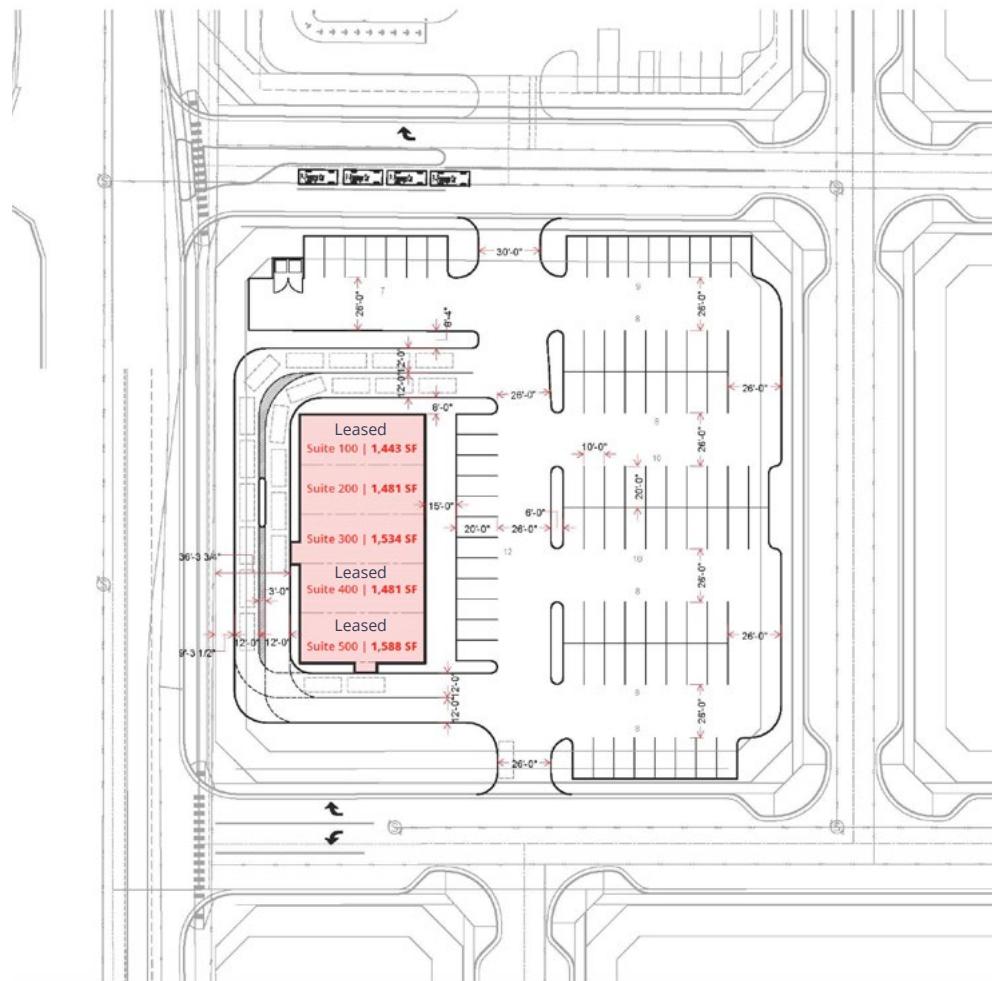
Lease Rate Contact agent for details

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

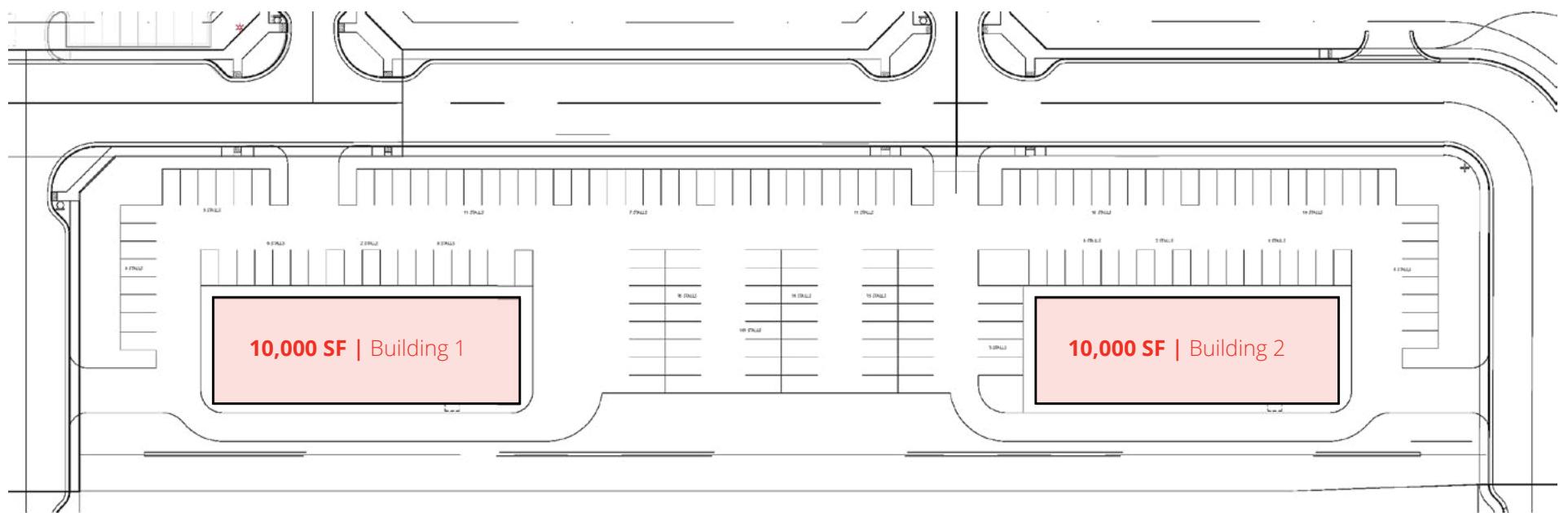


Building B Site Plan



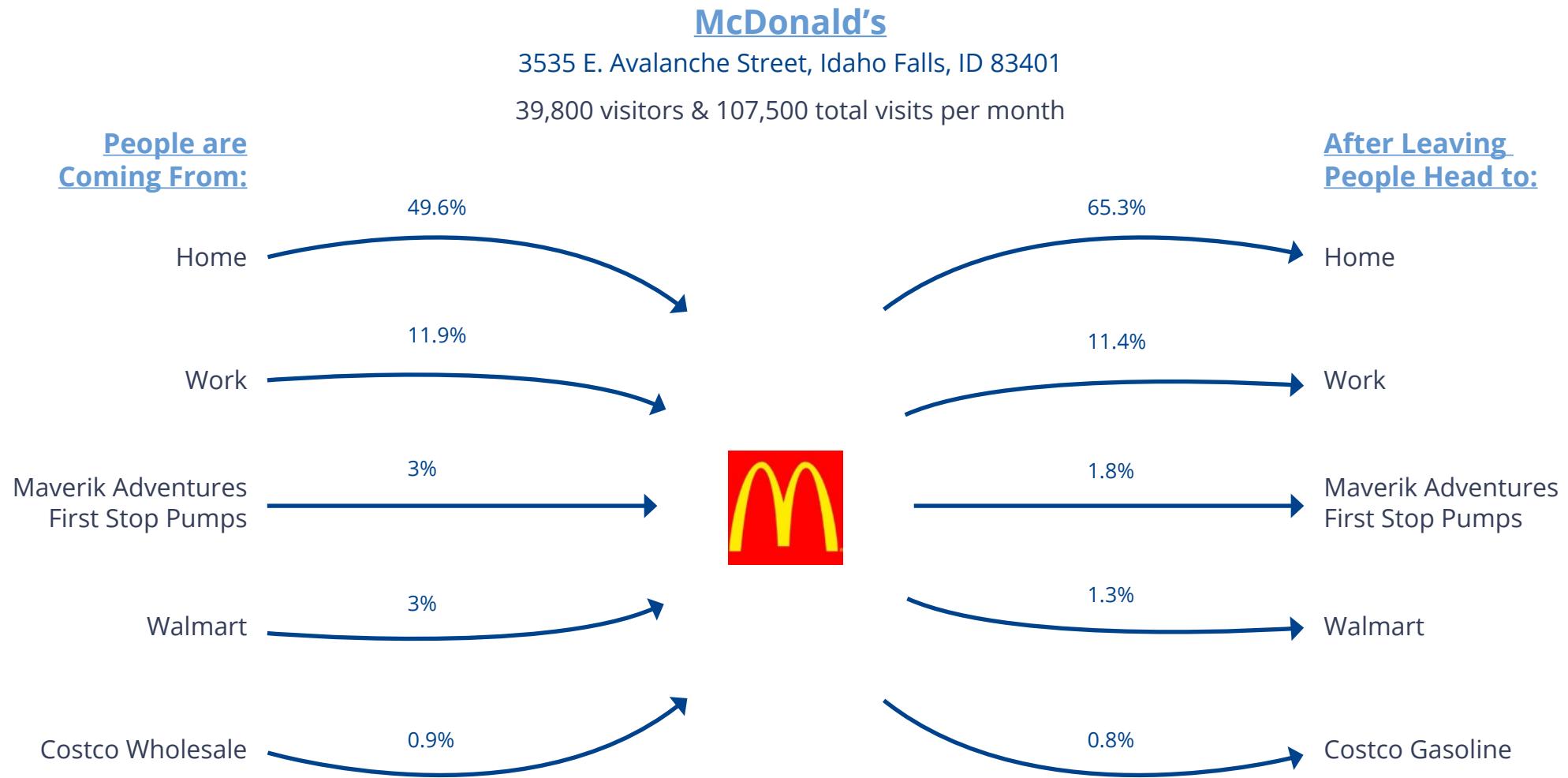
Building D Site Plan

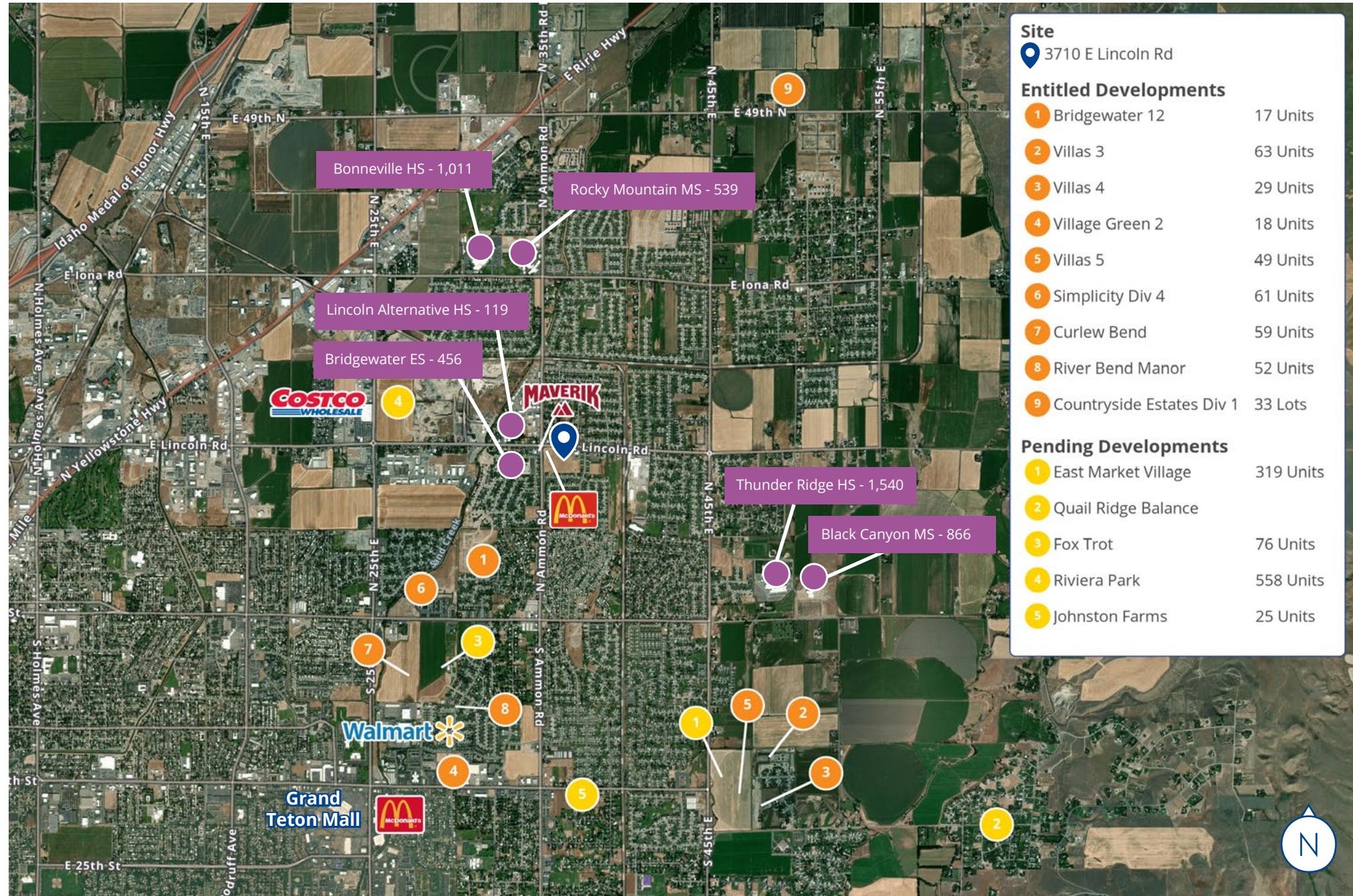
- Each building has 10,000 SF total
- Can demise space to accommodate
- Drive through in each building



Visitor Journey

October 15, 2024 - January 19, 2025



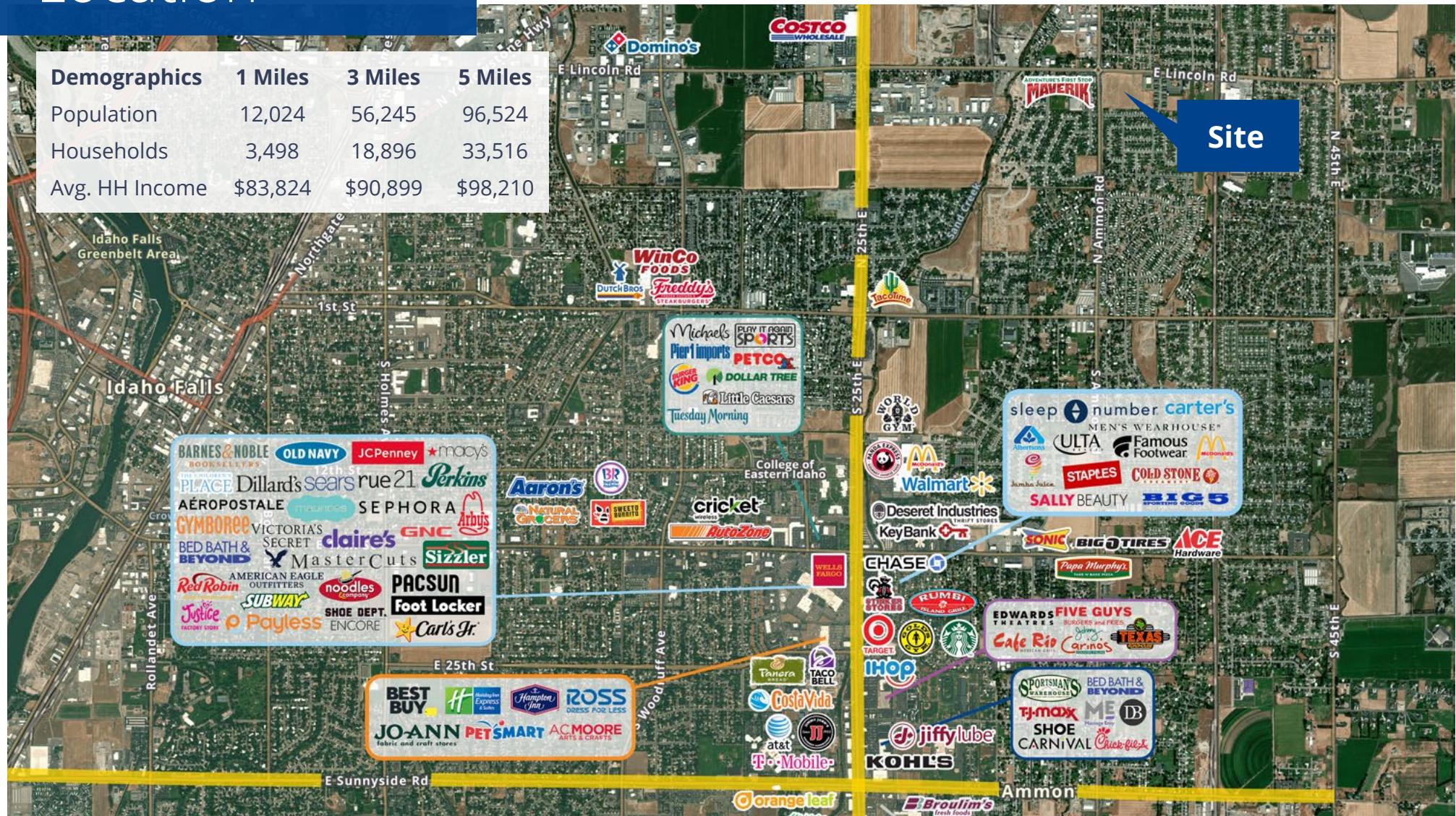


Location

[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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