

NORTHGATE MILE PROPERTY FOR LEASE

540 N. Emerson Ave., Idaho Falls, ID



Shane Murphy

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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

Property Overview

510 & 540 N Emerson Ave

PROPERTY DETAILS

Show Room/Offices	4,076 SF
Back Shop	2,806 SF
Total SF	6,882 SF

PARKING LOT

20 Parking Spaces

LEASING PRICE

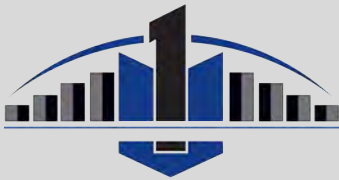
CONTACT AGENT



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VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

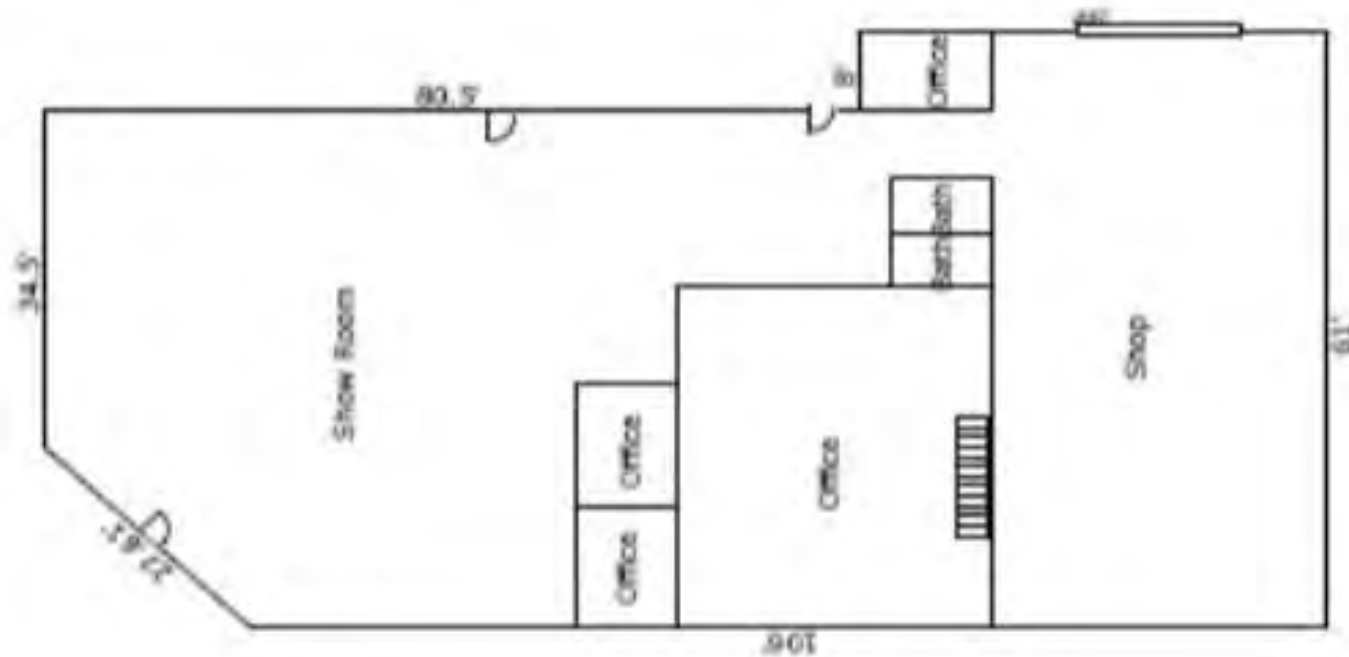
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Floor Plans

[510 & 540 Emerson](#)



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Location Aerial



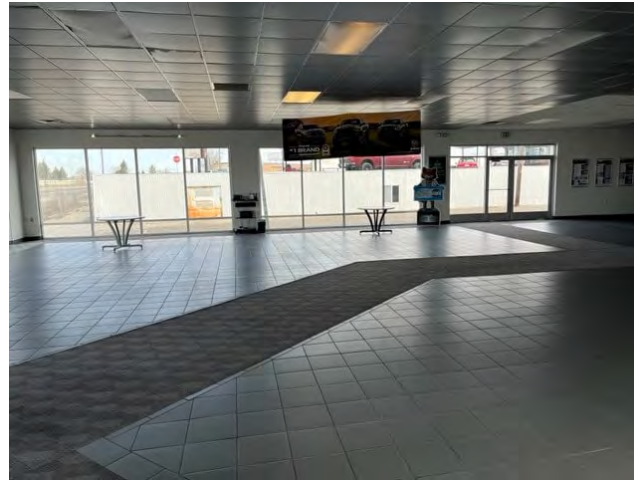
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Property Photos

510 & 540 Emerson



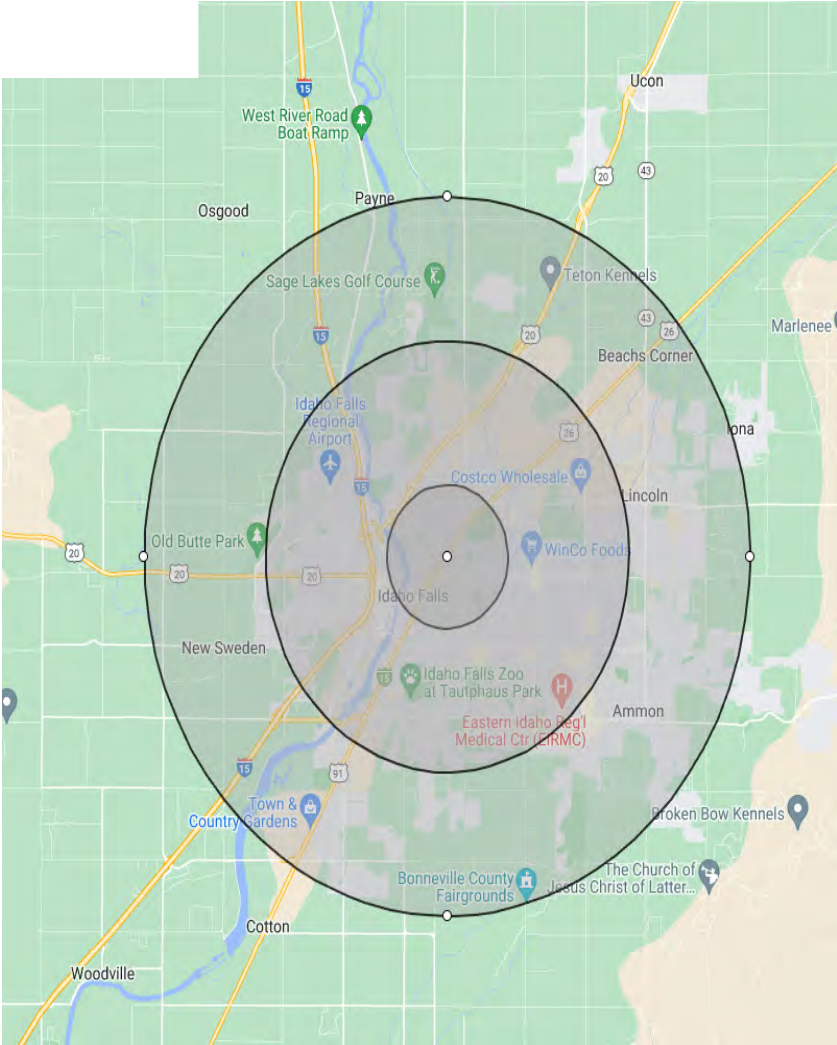
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Demographics

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,902	68,212	112,471
AVERAGE AGE	34.5	34.7	33.7
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HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	5,478	25,247	39,697
AVERAGE INCOME	\$45,554	\$62,723	\$68,700
AVERAGE HOUSE VALUE	\$159,320	\$284,588	\$319,165



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