

## KEY FEATURES



### S. 5th Avenue Frontage

368' Frontage, Easy Access  
14,967+ Traffic Counts



### I-15 On and Off Traffic

Exit 67 High Interstate Visibility  
24,613 + AADT North/South Traffic



### Strategic Location

Close to Schools, Hospitals, Public Transport, & Government Services.



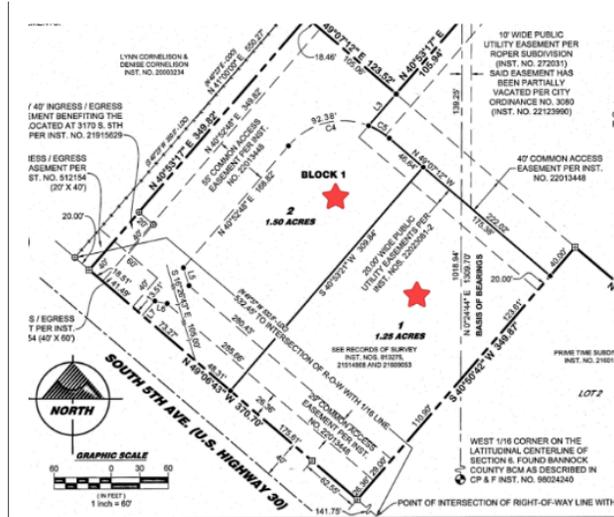
### New Business Growth

Centrally Located to Growing South Pocatello Development Area

## ADDITIONAL RESOURCES

- ✓ <https://pocatello.gov/478/Economic-Development-Resources/>
- ✓ <https://portneufvalleydevelopment.org/demographic-data/>
- ✓ <https://www.pocatelloidaho.com/>
- ✓ [https://codelibrary.amlegal.com/codes/pocatelloid/latest/pocatello\\_id/0-0-0-7627](https://codelibrary.amlegal.com/codes/pocatelloid/latest/pocatello_id/0-0-0-7627)

[www.MyPocatelloHome.com](http://www.MyPocatelloHome.com)



01 **2.75 Acres Zoned Commercial**

02 **3-Phase Power, Utilities**

03 **Flat Building Site**

- ✓ Retail, Strip Mall, Shopping Center, AG Supply Store
- ✓ Office Suites, Banking Services, Professional Development
- ✓ Diesel Repair/Maintenance, Auto Mechanical Services
- ✓ Restaurants, Coffee Shop, Wellness Studio

**BRING YOUR BUSINESS!!!**

**READY TO DEVELOP**

3300 S. 5<sup>th</sup> Ave. Pocatello, ID 83204



**PRIME COMMERCIAL PROPERTY**

**Ground Lease - Build to Suit**





## CONTACT INFORMATION

 210 W. Burnside Ave Suite E  
Pocatello. ID 83202

 (208) 251-8697

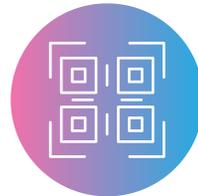
 revans2518697@gmail.com

 [www.MyPocatelloHome.com](http://www.MyPocatelloHome.com)



## Scan QR code

To explore the virtual listing and  
location map



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All information is to be verified. Information deemed reliable but not guaranteed.

## LOCAL ATTRACTIONS JUST MINUTES TO...

- Idaho State University *4 Min.*
- Stephens Performing Arts Center *7 Min.*
- Portneuf Wellness Complex and Amphitheater *10 Min.*
- Zoo Idaho *4 Min.*
- Ross Park Aquatic Center *4 Min.*
- Century High School *8 Min.*
- Pocatello High School *8 Min.*
- South Pocatello Recreational Trails

## LOCAL PUBLIC SERVICES JUST MINUTES TO...

- Idaho State Police *3 Min.*
- Bannock County Sheriff's Office *4 Min.*
- Bannock County Offices *3 Min.*
- PRT Transit Center *4 Min.*
- Pocatello Animal Services *3 Min.*