

FOR SALE OR LEASE

3240 WOODRUFF



PROPERTY DETAILS

3240 S. Woodruff Ave., Idaho Falls, ID 83404

- 4,971 SF professional and updated office
- Seven (7) offices, reception, conference room, break room, and three (3) restrooms
- Excellent frontage and visibility on Woodruff Avenue
- Ample on-site parking for employees and clients
- Well-maintained structure with newer roof and two new HVAC units
- Lease rate: \$19/SF NNN
- Sales price: \$1,325,000

2025 DEMOS



EST. POPULATION

1 MILE » **10,509**
3 MILE » **68,152**
5 MILE » **111,934**



EST. HOUSEHOLDS

1 MILE » **3,891**
3 MILE » **25,539**
5 MILE » **40,136**



EST. AVERAGE HH INCOME

1 MILE » **\$123,684**
3 MILE » **\$101,333**
5 MILE » **\$104,036**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

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direct 208.874.0230

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

3345 Chasewood Drive

Ammon, ID 83406

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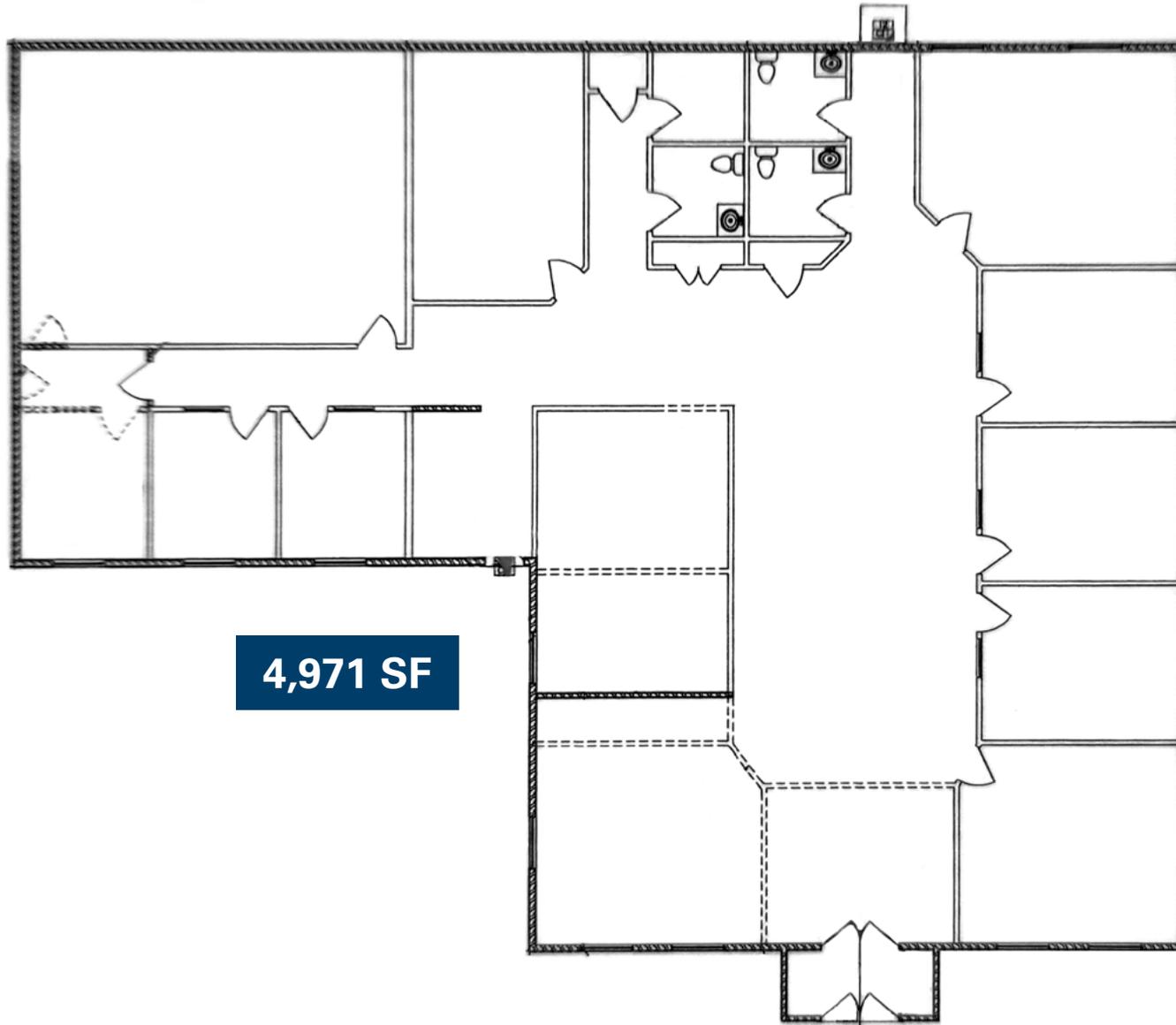
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FLOOR PLAN

3240 WOODRUFF



4,971 SF

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GRAND TETON MALL



TARGET



Mountain View Hospital



Mel Erickson Sunnyside Park



Beehive FEDERAL CREDIT UNION



SITE

14,000 ADT

25,500 ADT



Woodruff Avenue

Sunnyside Road

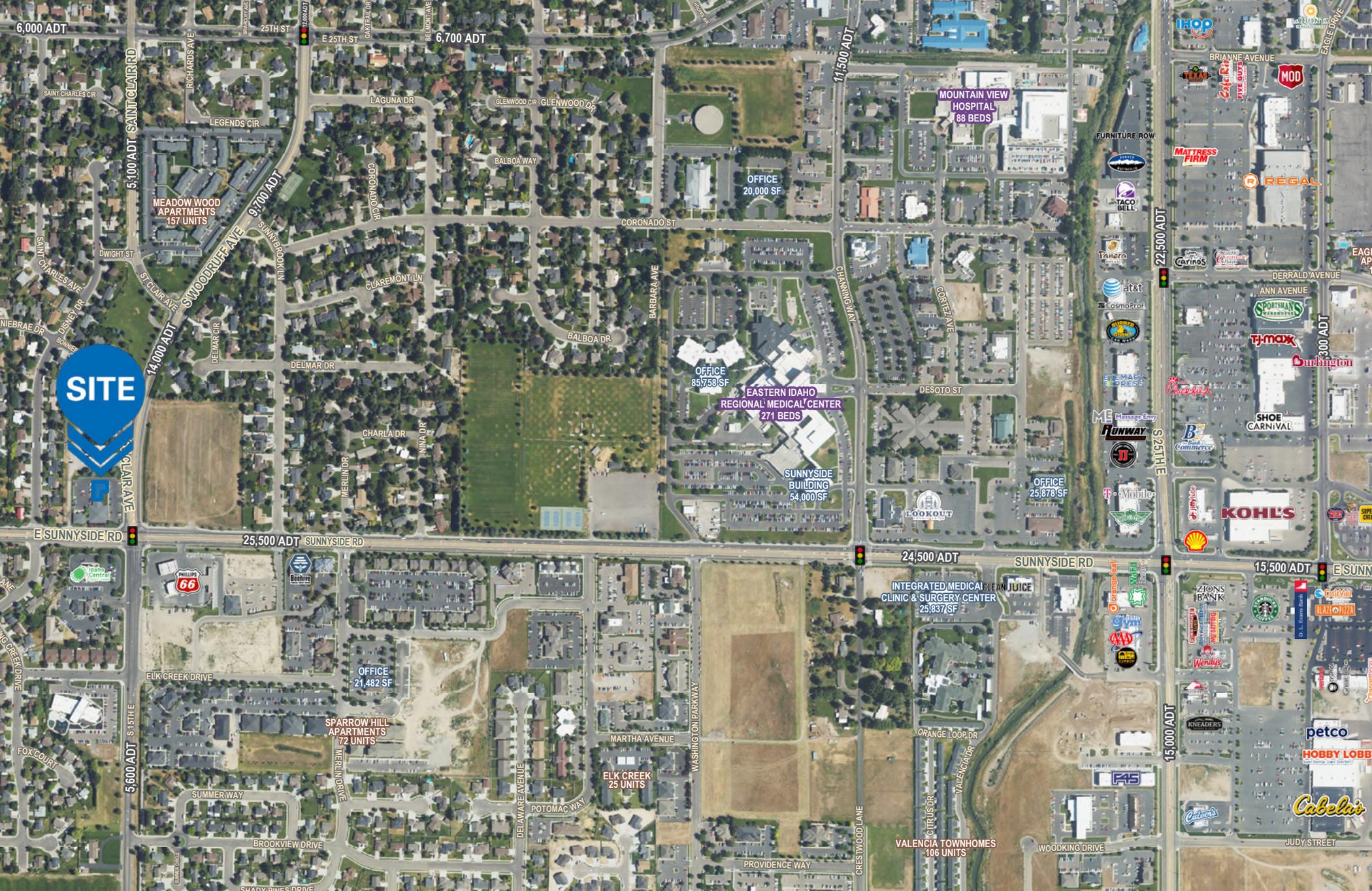


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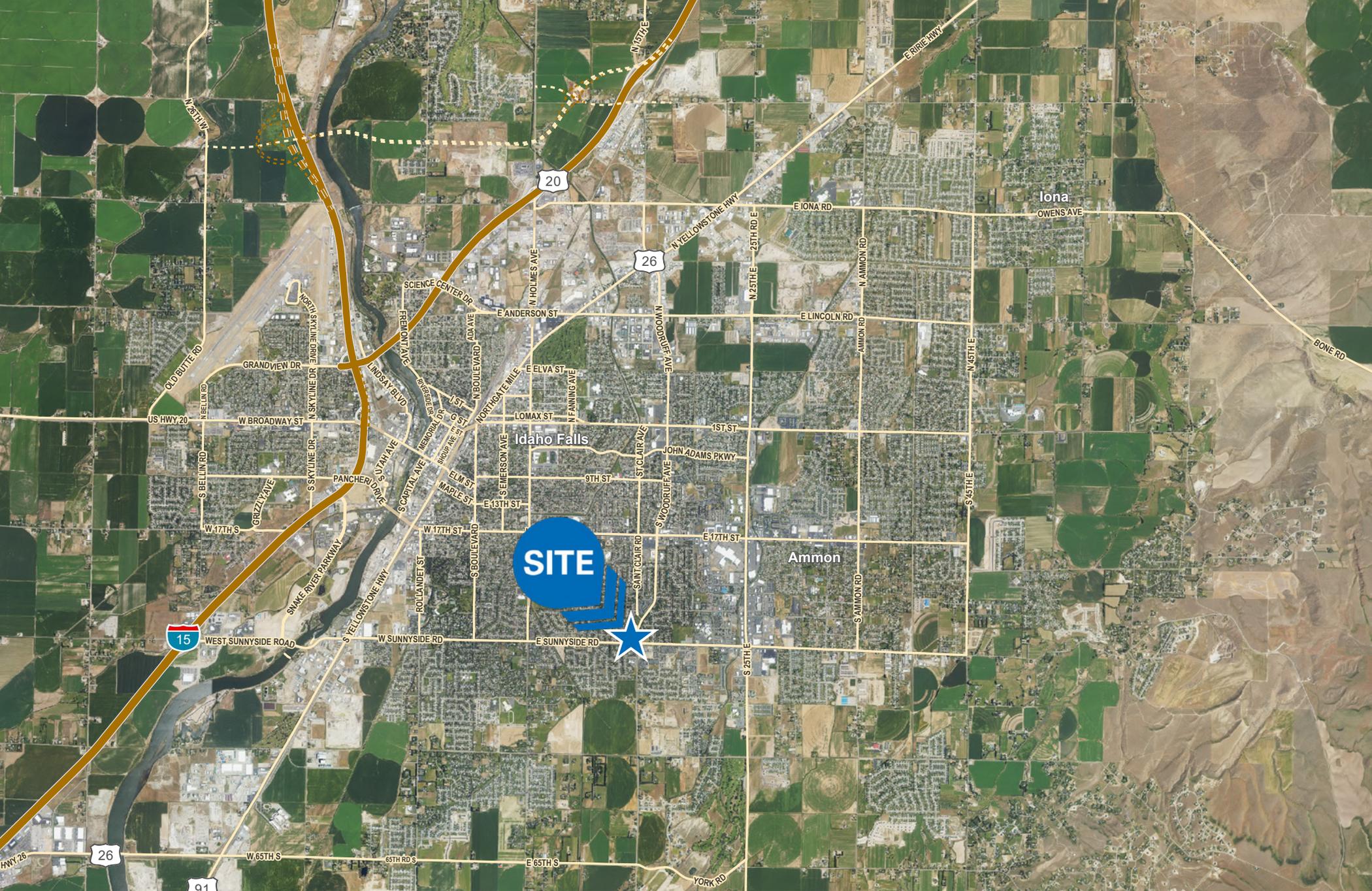
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