

# KINGSTON COMMONS

MIXED-USE DEVELOPMENT COMING 2027 | SEC BROADWAY STREET & SKYLINE DRIVE | IDAHO FALLS, ID 83402



BROADWAY STREET / HWY 20

17,818 VPD

CONCEPTUAL RENDERING

## CONTACT

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## HIGHLIGHTS

Prominent, signalized hard corner location at Broadway Street & Skyline Drive.

High traffic location with visibility to over 25,105 vehicles per day.

Less than 1/2 mile from the Highway 20 & I-15 interchange.

Four (4) minutes from Idaho Falls Regional Airport.

Three (3) minutes from Skyline High School (1,500 daytime population).

Adjacent to major traffic drivers such as Albertson's, Walgreens, McDonald's, Ace Hardware and major area employers.

Available for ground lease or build-to-suit. Contact agents for details.

# SITE PLAN

## DETAILS



<b>PROPERTY TYPE:</b>	Retail Center
<b>TOTAL BLDG. SIZE:</b>	27,840 SF
<b>LEASE RATE:</b>	Contact Agent
<b>LEASE TYPE:</b>	NNN
<b>AVAILABILITY DATE:</b>	Q1 2027

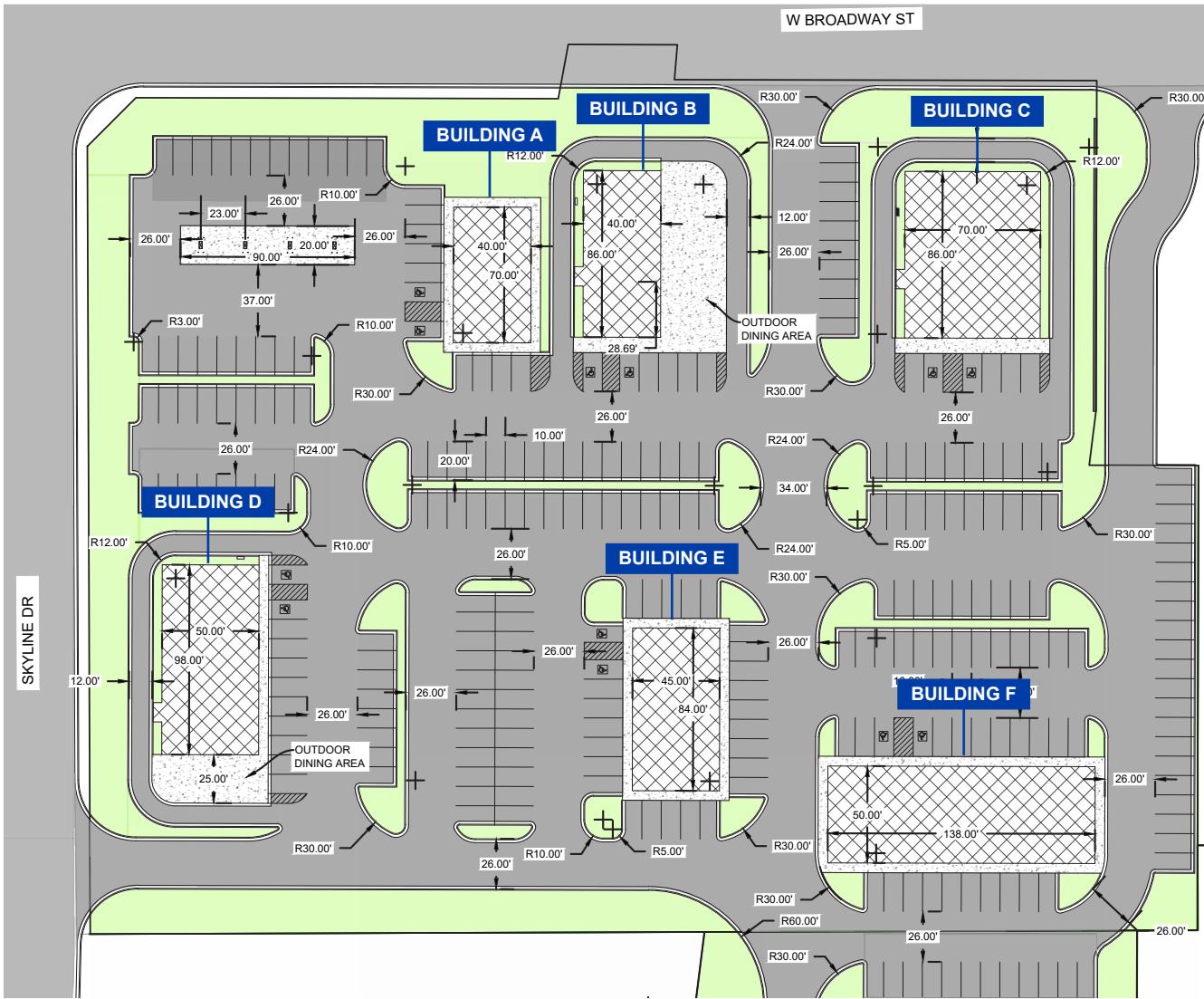
## AVAILABLE



SPACE	SPACE TYPE	RSF
Building A	Convenience Store (Hard Corner)	2,800 SF
Building B	Restaurant Pad (Broadway Frontage)	3,440 SF
Building C	Retail Building (Broadway Frontage)	6,020 SF
Building D	Medical Office/Retail (Skyline Frontage)	4,900 SF
Building E	Medical Office/Retail	3,780 SF
Building F	Office/ Retail	6,900 SF

UPDATED: 10.20.2025

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#### 1 MILE RADIUS



POPULATION  
**9,547**



EMPLOYEES  
**4,426**



AVG. HOUSEHOLD INC.  
**\$97,076**

#### 3 MILE RADIUS



POPULATION  
**48,481**



EMPLOYEES  
**20,356**



AVG. HOUSEHOLD INC.  
**\$90,254**

#### 5 MILE RADIUS



POPULATION  
**86,879**



EMPLOYEES  
**37,739**



AVG. HOUSEHOLD INC.  
**\$100,478**

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