

PROPERTY DETAILS

2310 EAST 17th STREET, IDAHO FALLS, ID 83404

- Freestanding fast food restaurant
- 2,500 SF | 0.61 acres
- 20 parking spaces
- Initial lease expiration date: December 30, 2031
- Four five-year options to extend
- Sublease rate: \$144,000 annually (3/2026)
- 10% rate increase every five years

2024 DEMOS EST. POPULATION 1 MILE » 13,345 3 MILE » 77,413 5 MILE » 113,184
EST. HOUSEHOLDS 1 MILE » 5,347 3 MILE » 28,211 5 MILE » 40,373
EST. AVERAGE HH I 1 MILE » \$90,976 3 MILE » \$95,972

5 MILE » **\$104,300**

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FULL SERVICE Commercial real estate

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312 East South Temple Salt Lake City, UT 84111 Office 801.456.8800 www.mwcre.com

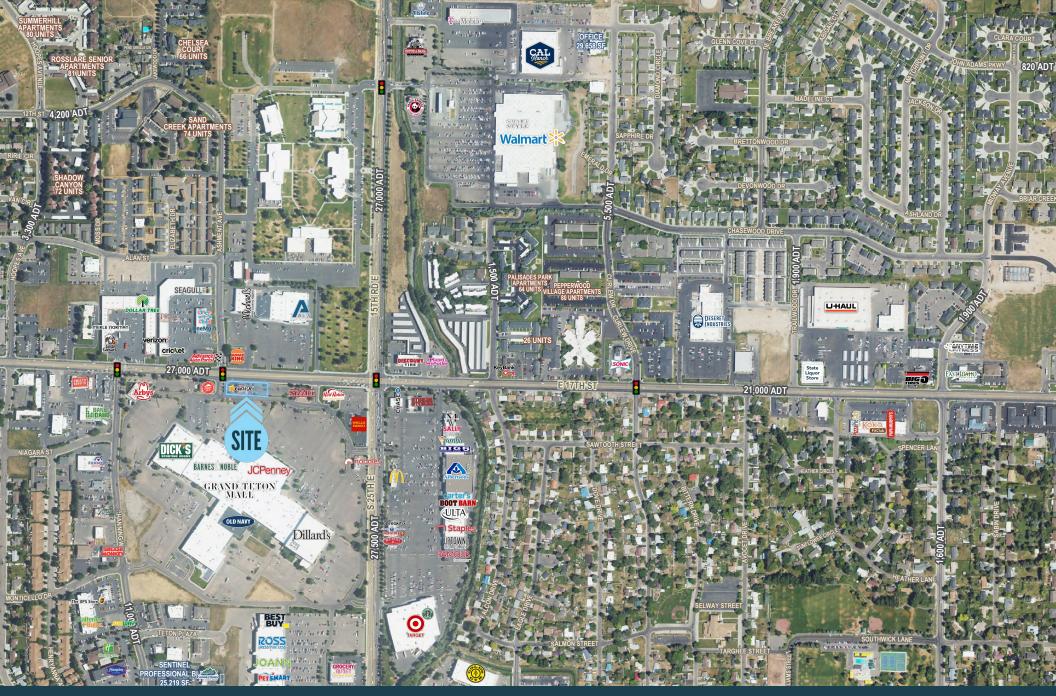
s statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable

CARL'S JR. SUBLEASE



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