

NOW LEASING RETAIL | RESTAURANT

441 E RIVERSIDE DRIVE | EAGLE, ID 83616



TOK COMMERCIAL
REAL ESTATE

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HIGHLIGHTS

- Waterfront restaurant patio!
- Flexible layouts and space available.
- Picturesque setting with close proximity to Boise River.
- Top demographics in the State with limited retail services.
- Desirable co-tenancy with strong retail and restaurant sales within Eagle River.

DETAILS

SPACE	SIZE	RATE
Bldg. 1	3,214 SF	Contact Agent
Bldg. 2	1,464 SF	Contact Agent
Bldg. 3	1,464 SF	Contact Agent
Bldg. 4	2,068 SF	Contact Agent

PROPERTY TYPE: Retail/Restaurant
BUILDING SIZE: 8,210 SF
DIVISIBILITY: 1,464 - 8,210 SF



EAGLE RIVER AREA MAP

WATERFRONT PROPERTY READY FOR RETAIL OR RESTAURANT

EagleRiver



Eagle River is a premier mixed-use development located on the Boise River.

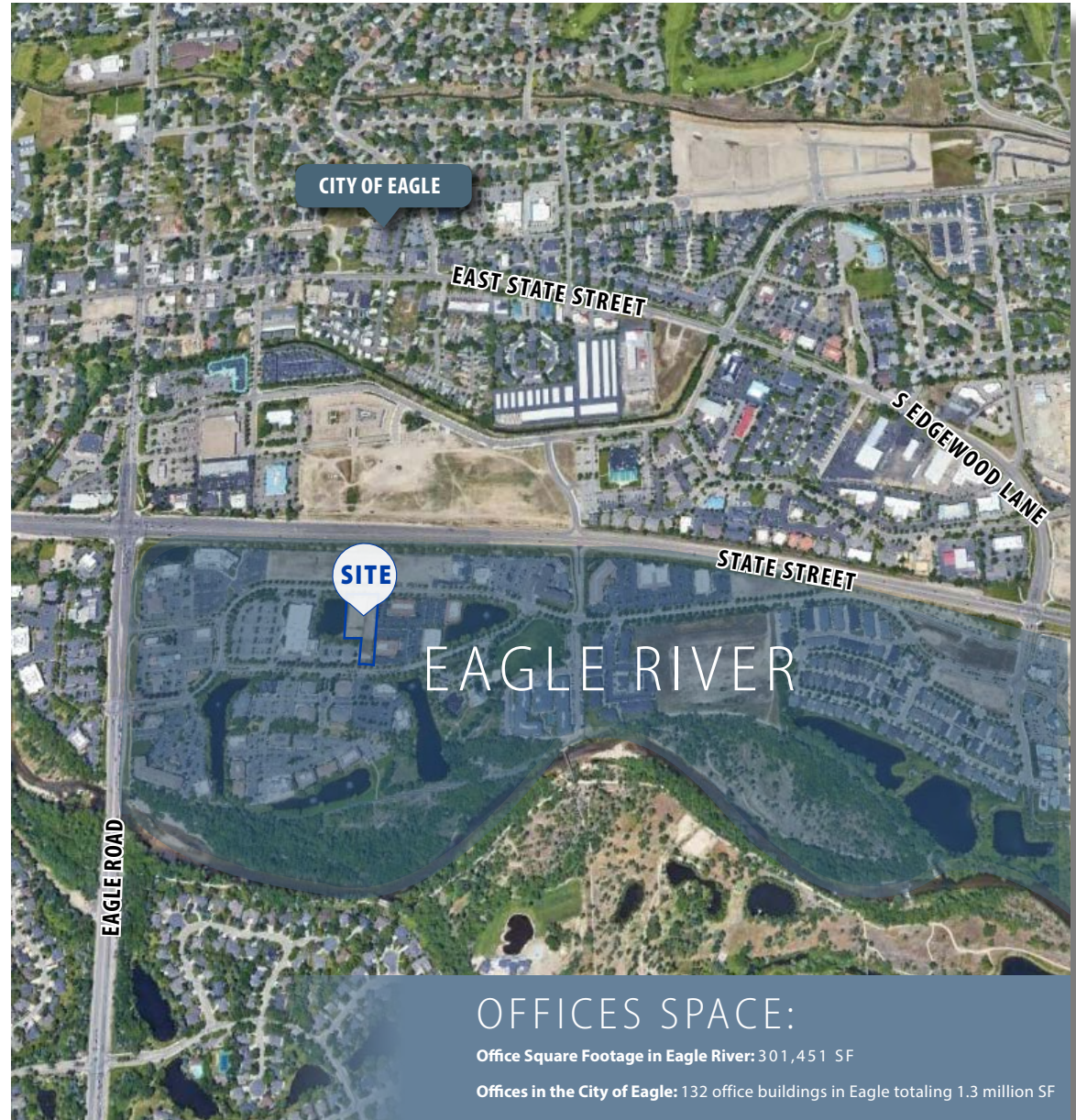
Situated at the prominent intersection of Eagle Road and State Highway 44, Eagle River hosts a diverse roster of businesses, from innovative office tenants to the Bardenay Restaurant to the Hilton Garden Inn.

With over 90-acres of extensive landscaping, pathways, water features, ample parking and contiguous access to the Boise River Greenbelt, Eagle River has long set the standard for what a mixed-use development can be.



UPDATED: 9.6.2024

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OFFICES SPACE:

Office Square Footage in Eagle River: 301,451 SF

Offices in the City of Eagle: 132 office buildings in Eagle totaling 1.3 million SF

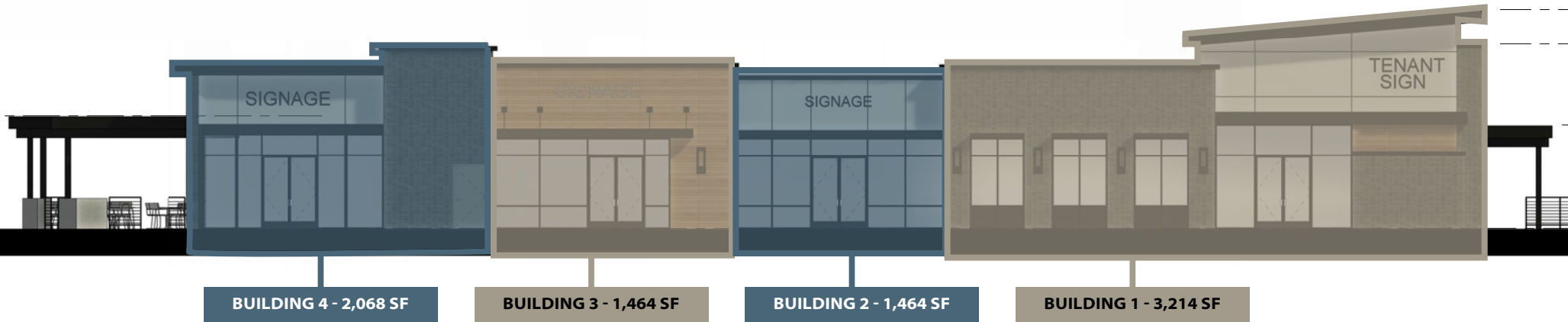
CONCEPTUAL SITE PLAN



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ELEVATION SITE PLAN



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EAGLE RIVER MIXED USE CO-TENANTS



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Eagle River Retail

RETAIL • RESTAURANT

TOP DEMOGRAPHICS IN THE STATE WITH LIMITED RETAIL SERVICES.

3.5 MILLION

ANNUAL RETAIL STORE VISITS AT INTERSECTION

390,000

SQ. FT. OF OFFICE SPACE WITHIN EAGLE RIVER DEVELOPMENT

HIGHEST

AVERAGE HOUSEHOLD INCOME IN THE STATE AT \$178,851, FOUND IN THE 83616 ZIP CODE

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EAGLE RESTUARANTS



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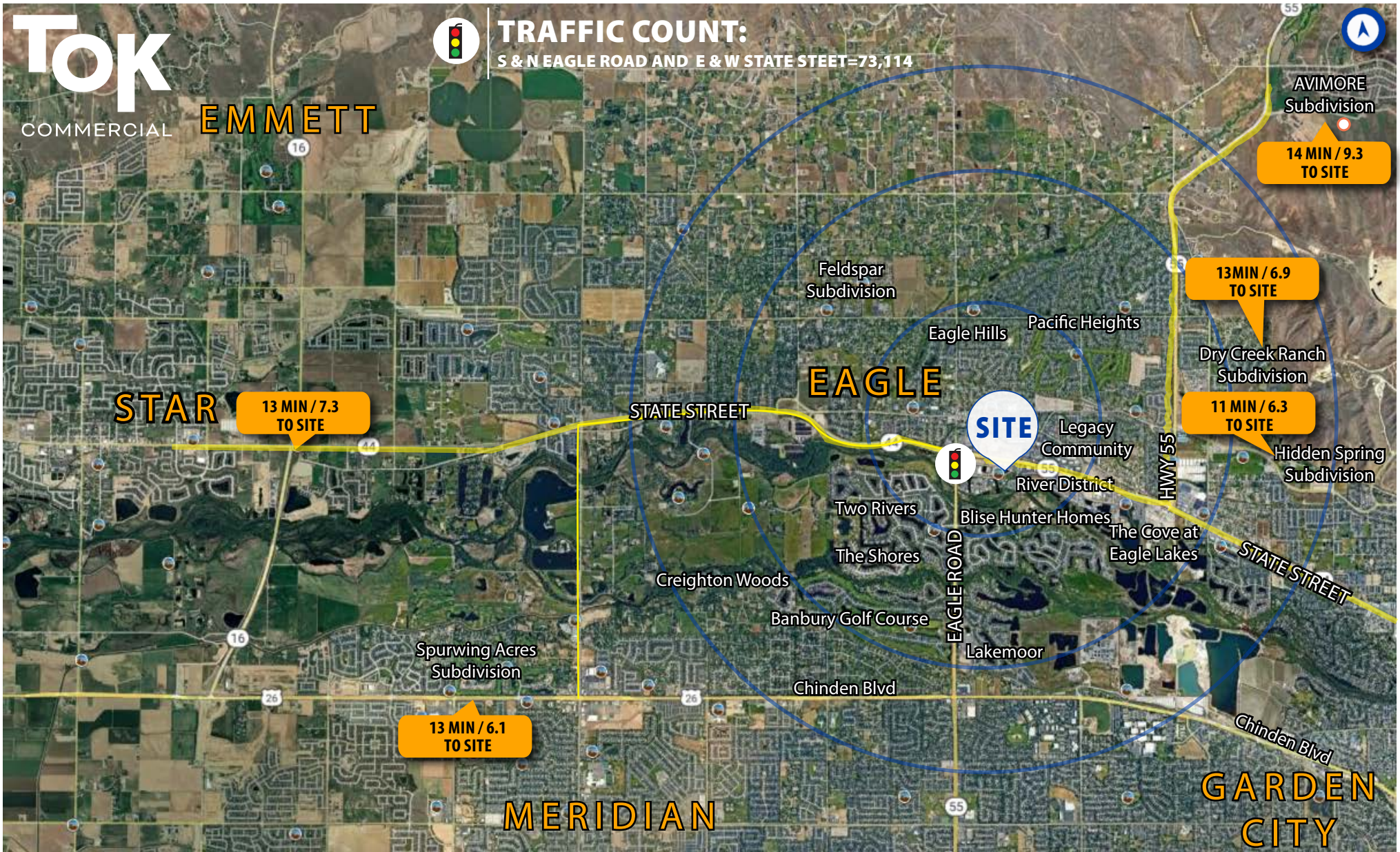
COMMERCIAL

EMMETT



TRAFFIC COUNT:

S & N EAGLE ROAD AND E & W STATE STREET=73,114



1 MILE RADIUS

POPULATION 6,883 1 MI. RADIUS	HISTORIC ANN. GROWTH 3.5% 1 MI. RADIUS	AVG. HOUSEHOLD INC. \$91,058 1 MI. RADIUS

3 MILE RADIUS

POPULATION 48,800 3 MI. RADIUS	HISTORIC ANN. GROWTH 2.3% 3 MI. RADIUS	AVG. HOUSEHOLD INC. \$117,111 3 MI. RADIUS

5 MILE RADIUS

POPULATION 152,529 5 MI. RADIUS	HISTORIC ANN. GROWTH 2.9% 5 MI. RADIUS	AVG. HOUSEHOLD INC. \$106,585 5 MI. RADIUS

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