



3791 S. 25TH EAST, AMMON IDAHO | 83406

SHOPPING CENTER



RETAIL FOR LEASE & PAD SITES FOR GROUND LEASE OR BUILD-TO-SUIT



51,664 VPD

JUDY STREET

HITT ROAD / S. 25TH EAST

CONTACT

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HIGHLIGHTS

- Join Cabela's, Hobby Lobby and Many Others
- Located on "Retail Row" and Surrounded by Millions of Square Feet of Regional Retail
- Adjacent to Two Hospitals, The College of Eastern Idaho and a Regional Mall
- Pads Available for Ground Lease or Build-to-Suit
- Shop Space and Mid-Box Available - Will Build to Suit

DETAILS

SPACE	SIZE
Retail Space (Lease)	1,200 - 50,000 SF
Pad Sites (Lease / BTS)	0.7 - 1.4 Acres

CONTACT AGENTS FOR RATES

LEASE TYPE:	NNN
ZONING:	Highway Commercial

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IDEAL IDAHO FALLS EXPOSURE ON "RETAIL ROW"

EASTERN IDAHO REGIONAL
MEDICAL CENTER

MOUNTAIN VIEW HOSPITAL

GRAND TETON MALL

E SUNNYSIDE ROAD

SANDCREEK COMMONS

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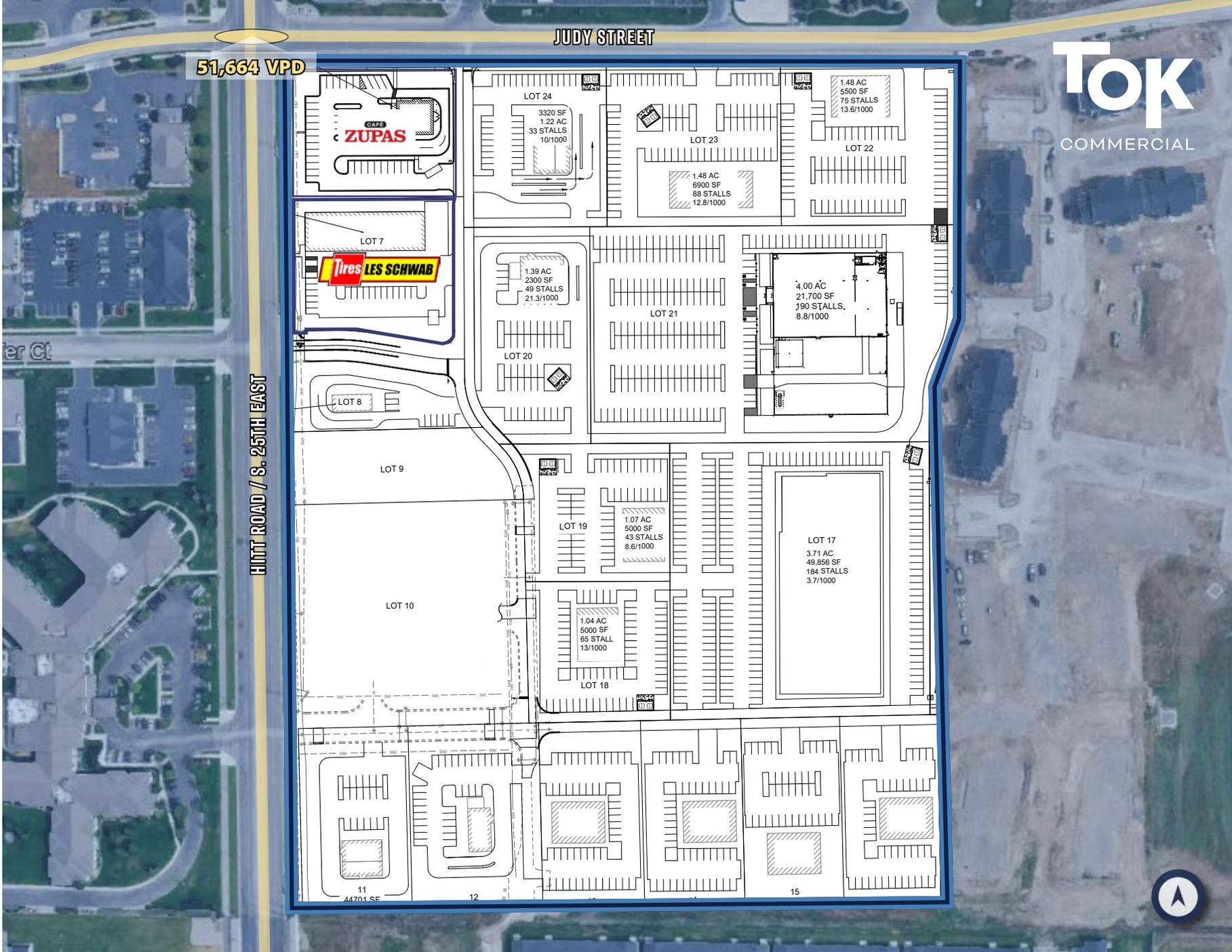
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CONCEPTUAL SITE PLAN



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10.5% 5-YEAR POPULATION GROWTH RATE IN A 1 MILE RADIUS!



MAVERIK SUBWAY Planet Fitness Pizza Hut
 WinCo FOODS Freddy's O'Reilly Jiffy Lube
 Jack in the Box FAMILY DOLLAR PAPA JOHN'S

GROCERY OUTLET noodles DISCOUNT TIRE
 Cignelli's carter's ANYTIME FITNESS
 SUBWAY PAPA MURPHY'S Walmart
 target McDonald's SONIC BIG O TIRES
 Staples ACE
 TEXACO MEN'S WEARHOUSE

SUBWAY DOLLAR TREE TACO BELL
 NATURAL GROCERS Exon HARBOR FREIGHT
 Lowe's Albertsons
 Ives LES SCHWAB Kentucky Fried Chicken
 THE HOME DEPOT McDonald's O'Reilly SHERWIN-WILLIAMS

Arby's BURGER KING Sizzler Advanced Auto Parts Red Robin
 Pizza Hut Little Caesars DOLLAR TREE Michaels
 DOWNEAST Carls Jr.

Buckle GREASE MONKEY COTTON-ON
 DOWNEAST TORRID
 ROSS JCPenney Dillard's
 SUBWAY PLACE JOANN maurices
 AÉROPOSTALE PACSUN AMERICAN EAGLE
 VICTORIA'S SECRET OLD NAVY rue21 PETSMART

Costa Vida CLUB PILATES JASON MARRAS
 MOD PIZZA LA QUINTA Shell
 jiffy lube TACO BELL
 Cafe Rio TJ-MAXX KOHL'S FIVE GUYS
 EDWARDS THEATRES TACO BELL Chick-fil-eh IHOP

Broulim's petco HOBBY LOBBY
 Cultro's OrangeTheory DQ F45

AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	AVG. HH INCOME	5 YR. POP. GROWTH
1 MI 6,541	1 MI 2,355	1 MI \$110,260	1 MI 10.5%
3 MI 61,289	3 MI 22,097	3 MI \$107,931	3 MI 5.2%
5 MI 105,868	5 MI 37,869	5 MI \$103,196	5 MI 5.9%

SITE

HITT RD / S25TH E

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