

NEWMARK MOUNTAIN WEST

DUSTIN MORTIMER

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PROPERTY DETAILS

Frontage on 17th Street & Ammon Road Ammon, ID 83406

- Excellent retail park location offering high traffic counts and multiple access points
- Exceptional visibility with frontage on Ammon Road and 17th Street
- Path of growth in Ammon
- Ample parking available
- Divisible
- Build to suit options available

LEASABLE SPACE

- Suite A: 1,680 SF- \$35.00/SF
- Suite B: 1,680 SF- \$35.00/SF
- Suite C: 1,680 SF- \$35.00/SF
- Suite D: 1,680 SF- \$38.00/SF (Drive Thru)

2025 DEMOS



EST. POPULATION

1 MILE » **12,573** 3 MILE » **76,595** 5 MILE » **114,680**



EST. HOUSEHOLDS

1 MILE » **5,060** 3 MILE » **27,647** 5 MILE » **40,815**



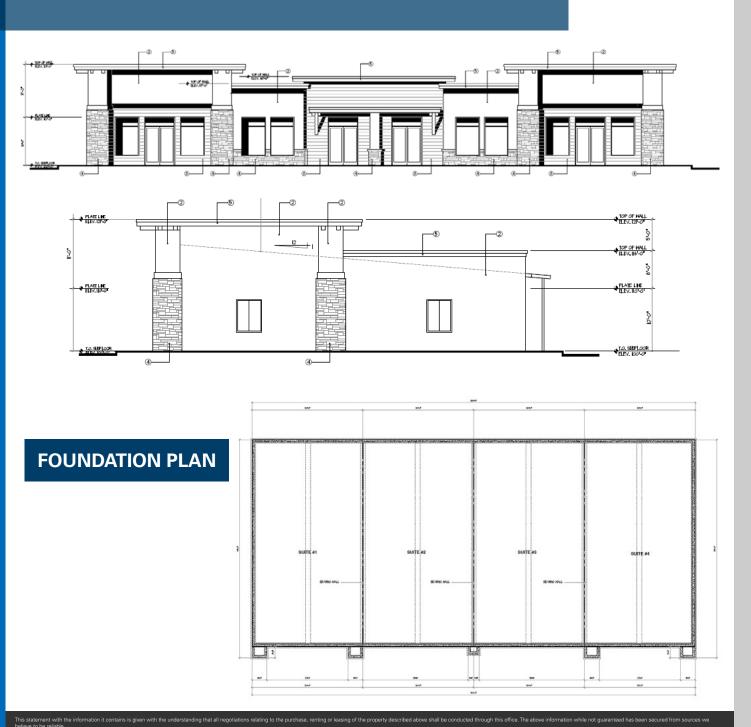
EST. AVERAGE HH INCOME

1 MILE » **\$89,381** 3 MILE » **\$98,767**

5 MILE » **\$105,135**

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FRONT/RIGHT EXTERIOR ELEVATIONS

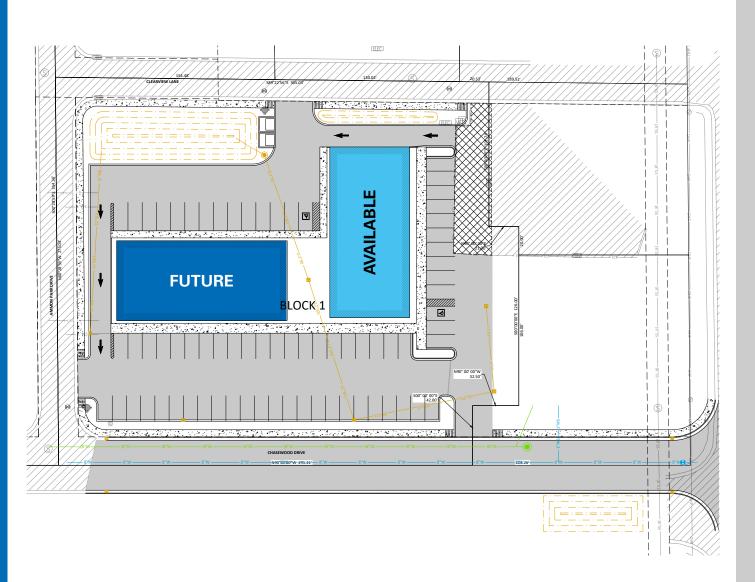




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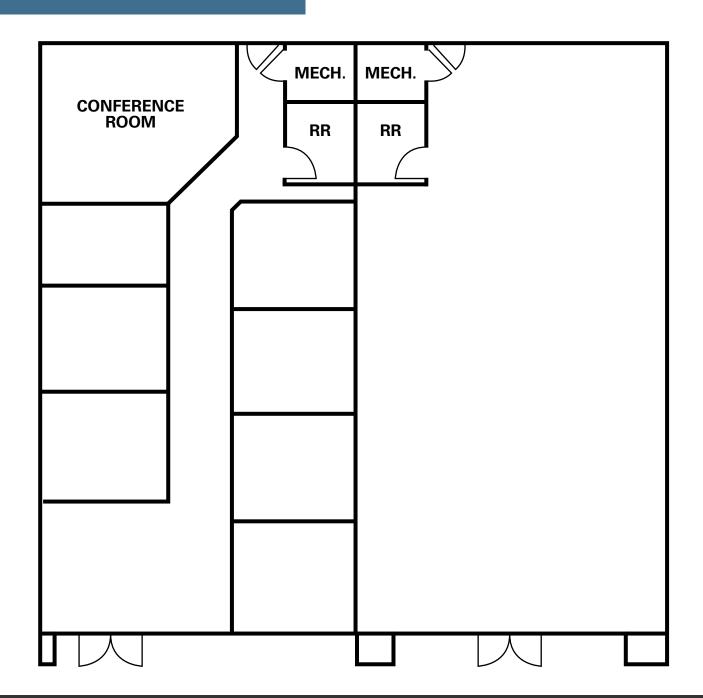


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POTENTIAL LAYOUT





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NEWMARK



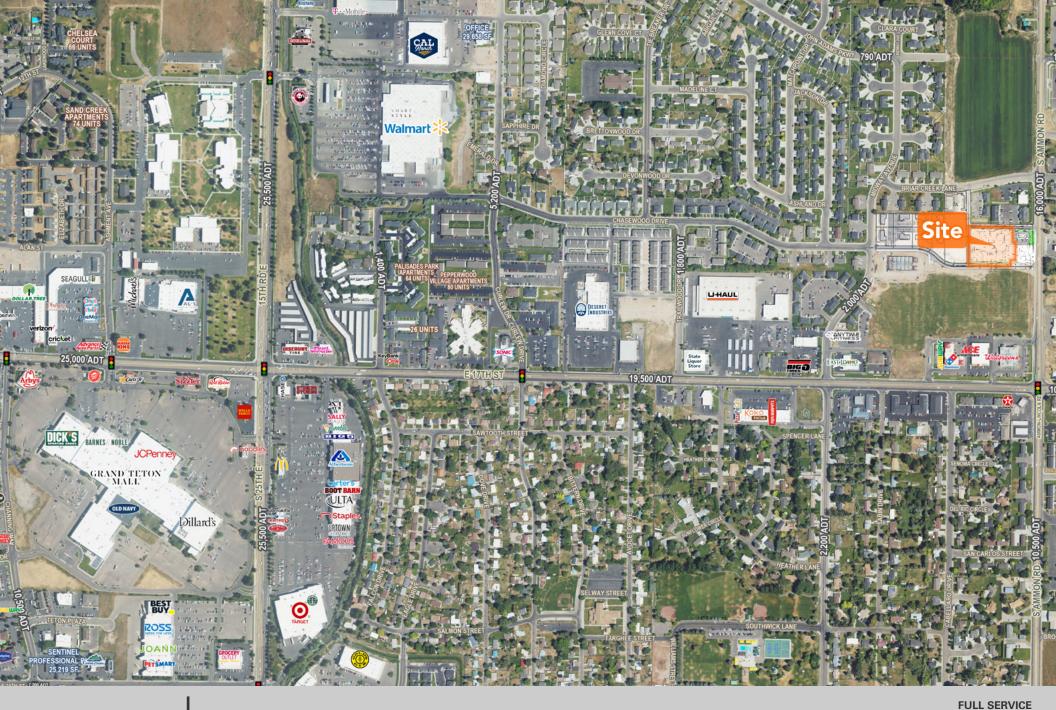
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s statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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

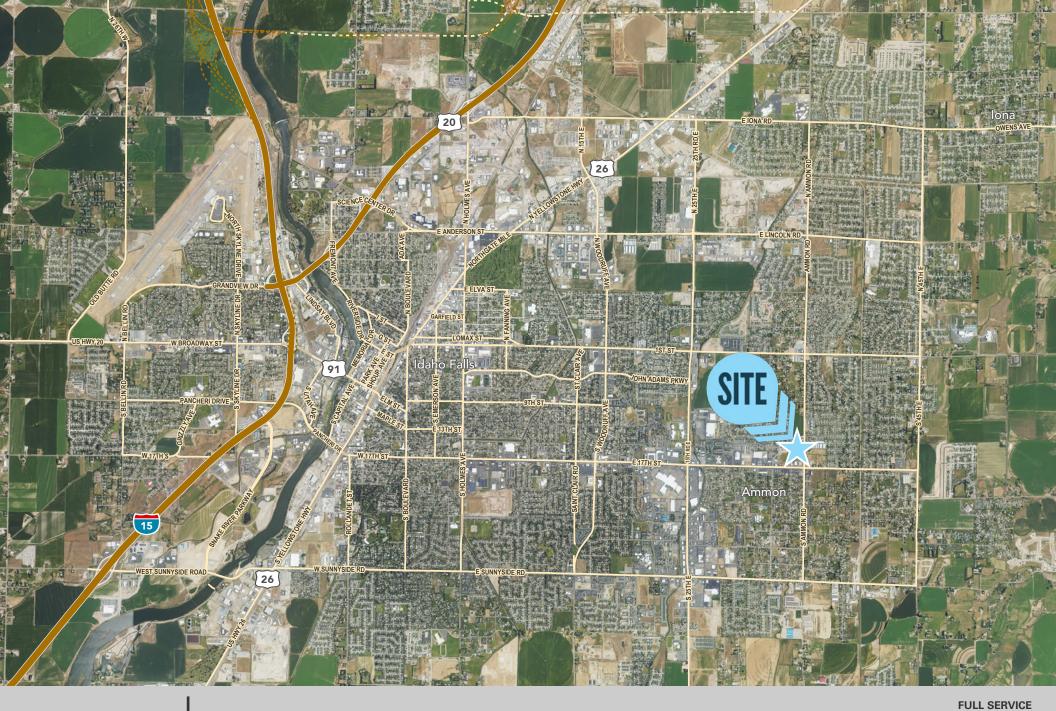




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