

FOR LEASE/BTS



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**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

3345 Chasewood Drive

Ammon, ID 83406

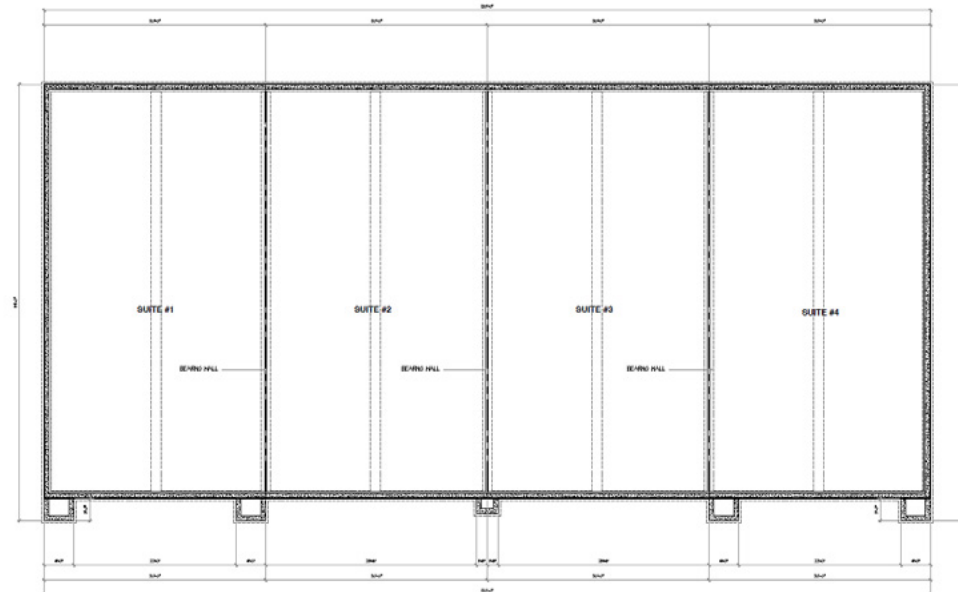
Office 208.874.0230

www.newmarkmw.com

FRONT/RIGHT EXTERIOR ELEVATIONS



FOUNDATION PLAN



DUSTIN MORTIMER
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SITE PLAN

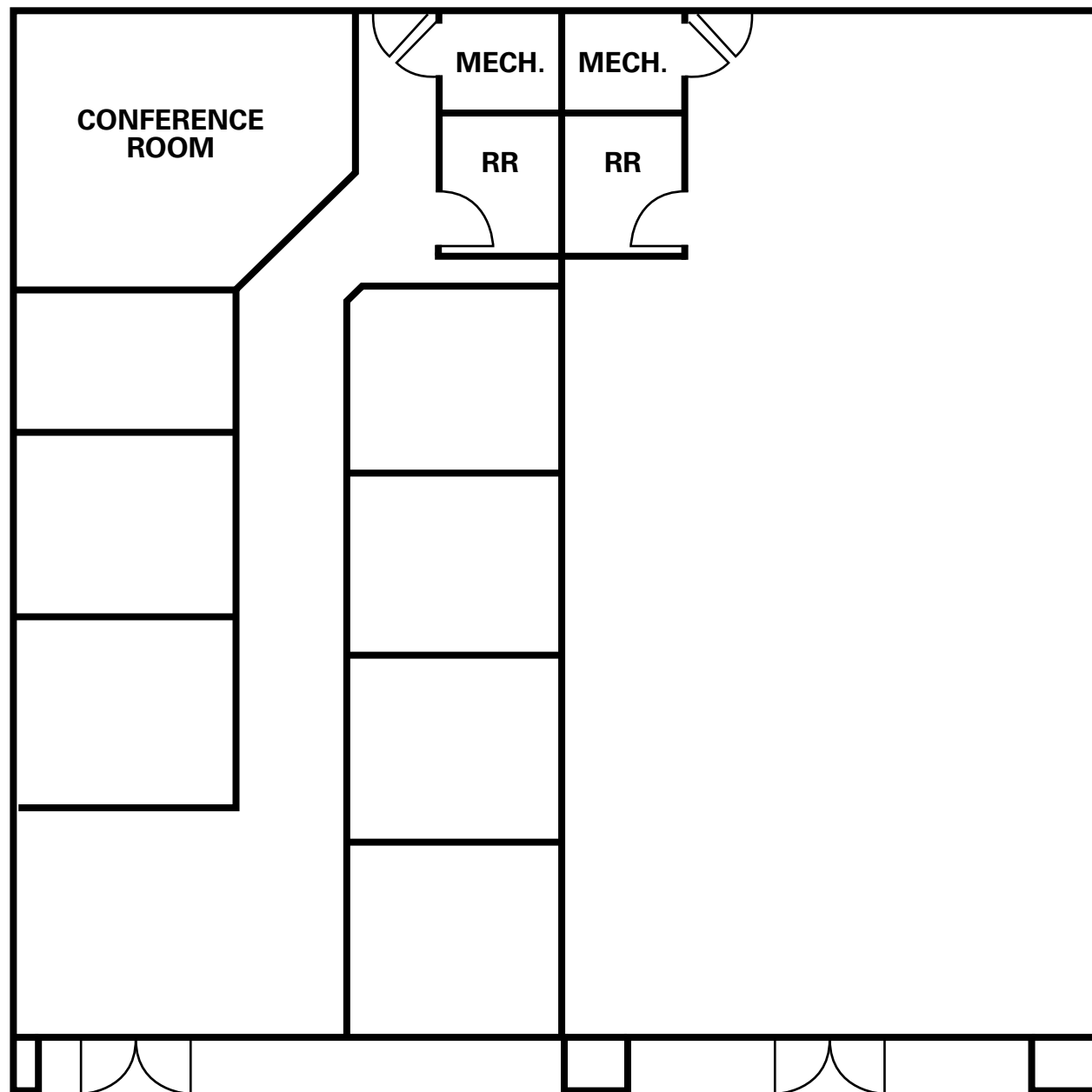


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POTENTIAL LAYOUT



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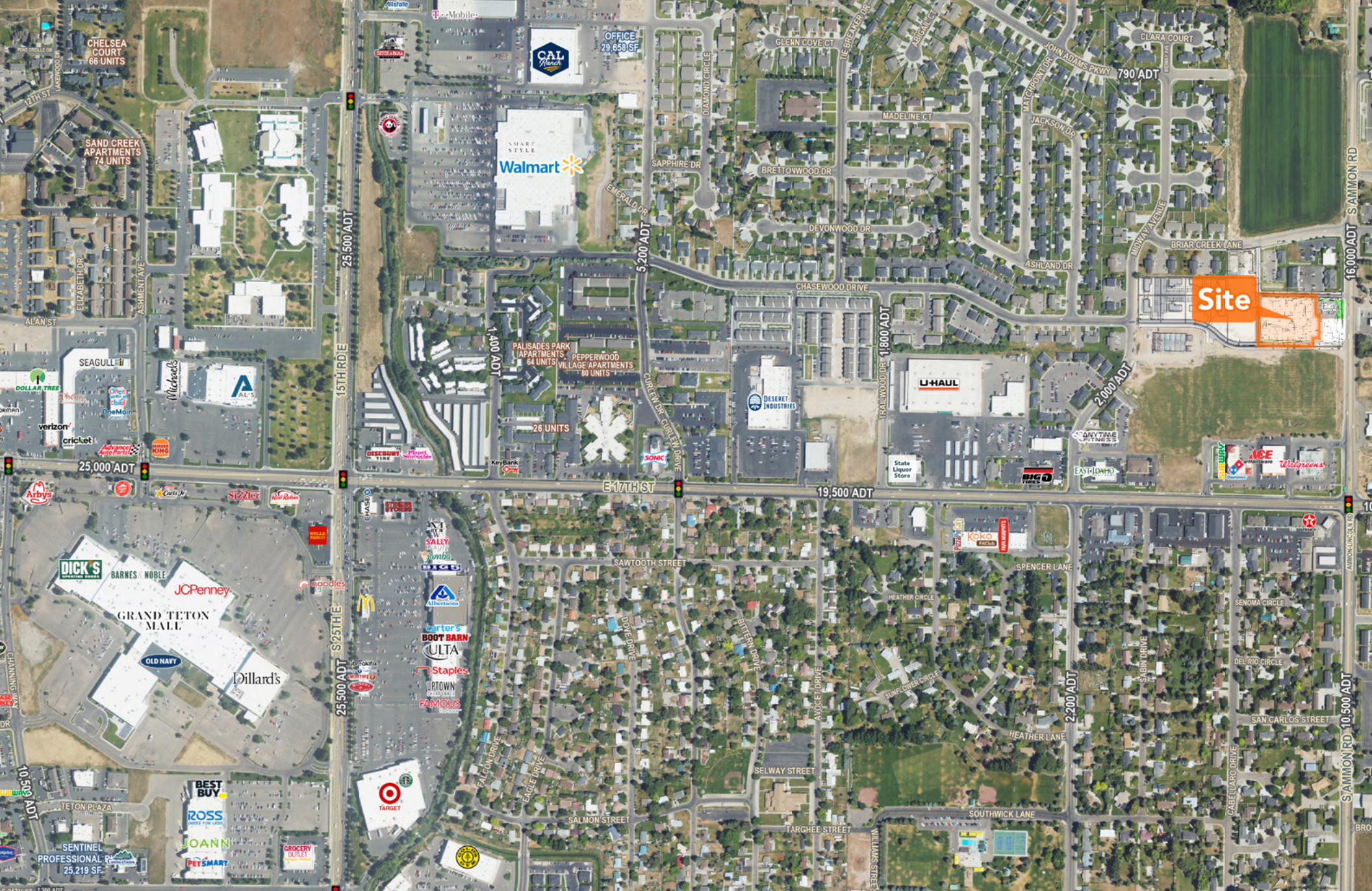
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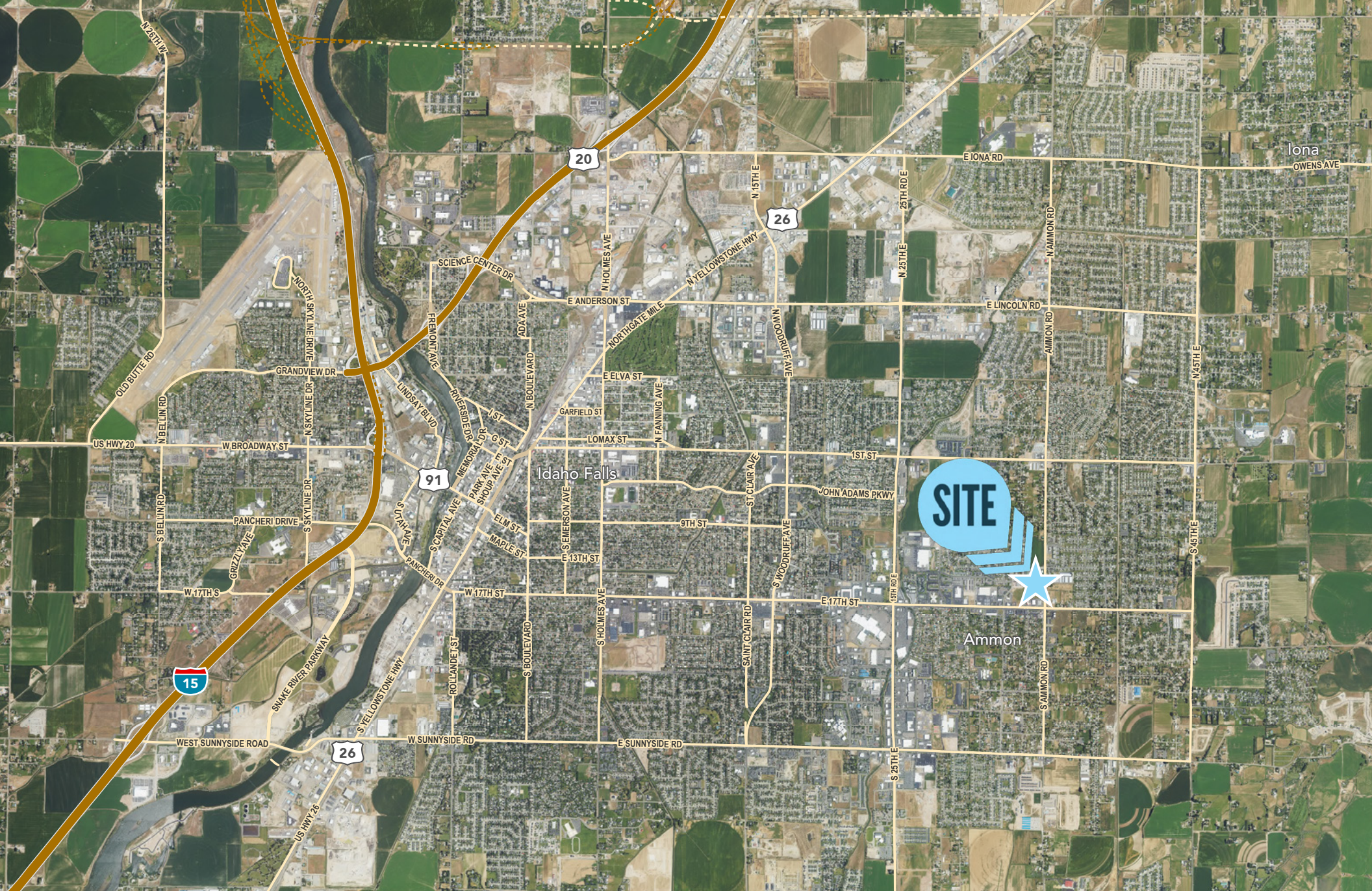


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