TOK COMMERCIAL

RETAIL SPACE FOR LEASE

PONDEROSA SHOPPING CENTER

1185 E 17TH STREET | IDAHO FALLS, IDAHO | 83402



HIGH TRAFFIC VOLUME

FOR LEASE | UP TO 7,100 SF

PROPERTY INFORMATION

Bldg Type:	Retail	**Est. NNN:**	$3.85/SF, NNN
Building Size:	19,400 SF	**Zoning:**	LC (with overlay)
Lease Type:	NNN	**Parking:**	5:1,000 s.f.

AVAILABLE SPACE

SPACE:	RSF:	RATE:
SPACE 1	3,000 - 4,000 SF	$14.00/SF, NNN
SPACE 2**	3,100 SF	$14.00/SF, NNN
TOTAL	**7,100 SF**	

**Available 02.01.2021

CONTACT

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SUBMARKET: SOUTH IDAHO FALLS

LISTING COMMENTS

Pylon signage.

Highest traffic counts in the market.

Located at signalized hard corner of E. 17th Street and Ponderosa Drive with high traffic volume.

E. 17th Street is Idaho Falls' primary retail corridor with adjacent anchorage to Lowe's.

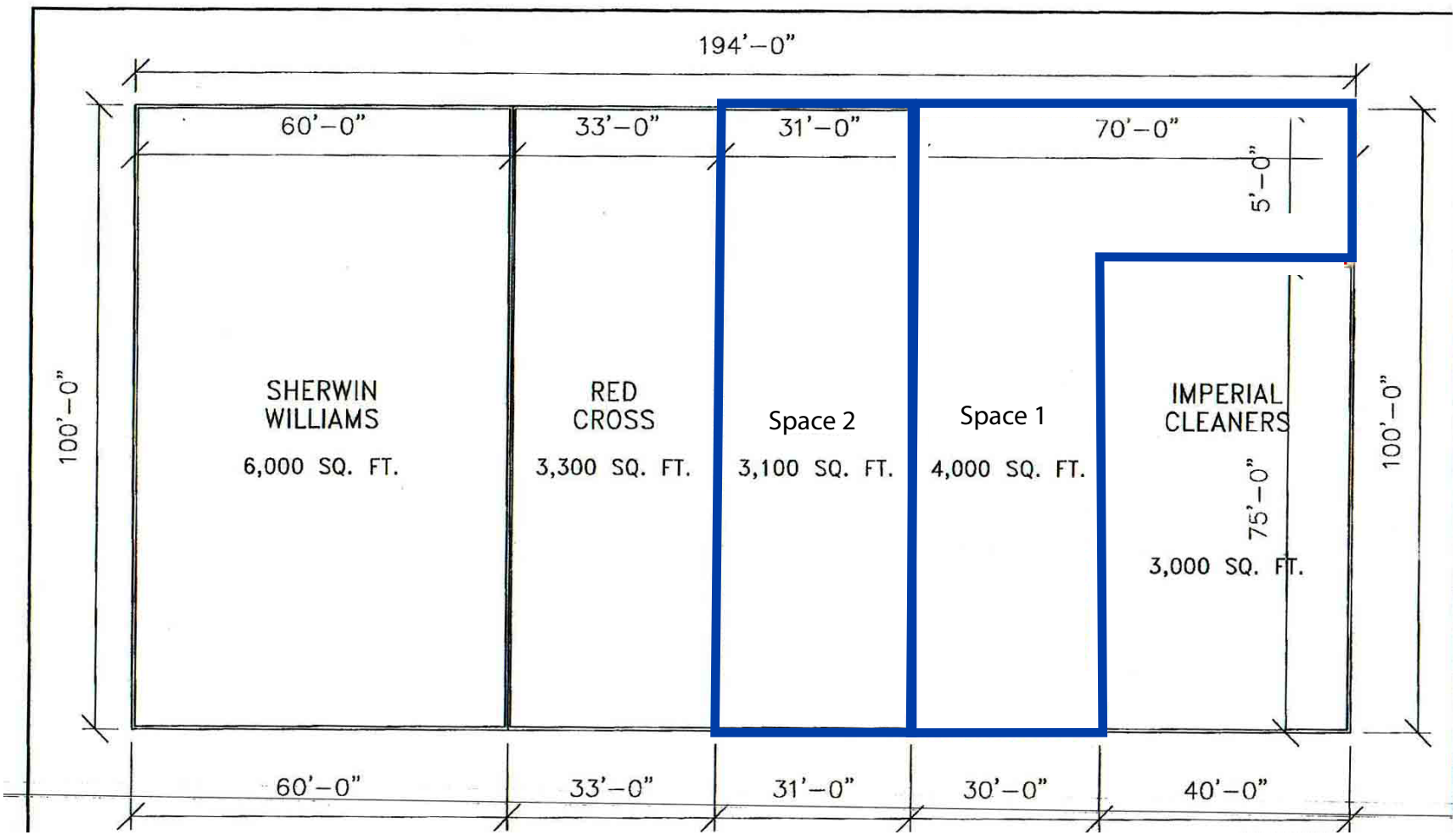
Traffic generators in the vicinity include Eastern Idaho Regional Medical Center, Grand Teton Mall, Mountainview Hospital, and Eastern Idaho Technical College.

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SITE PLAN



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