



# NEW RETAIL | OFFICE SPACE FOR LEASE

## 1256 E 17<sup>th</sup> STREET

IDAHO FALLS, ID 83404

COMMERCIAL



### CONTACT

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### LISTING COMMENTS

New strip center on 17th Street.

Highest traffic volumes in the market.

Full-movement access.

Excellent street presence near major anchors.

### AVAILABLE SPACE

**RSF**

1,200 to 8,400 SF

**RATE**

\$24.00 /SF

Price & size subject to delivery condition



**tokcommercial.com**

May 27, 2020

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



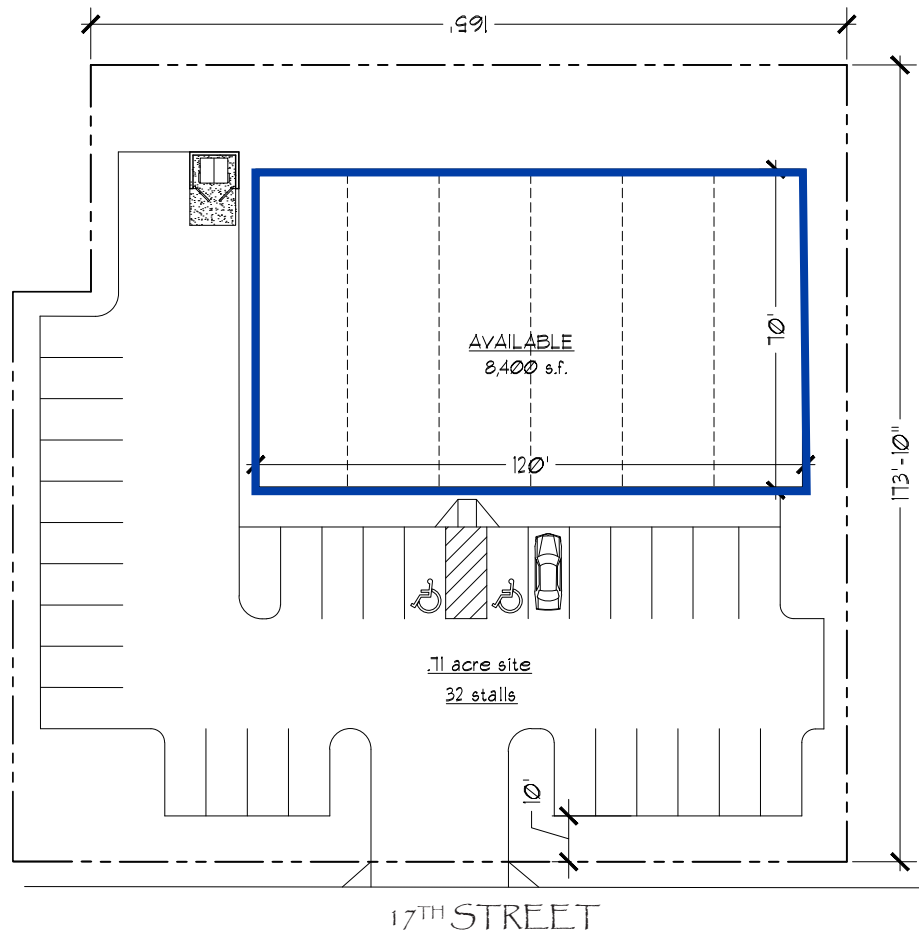
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## CONCEPTUAL LAYOUT OPTIONS

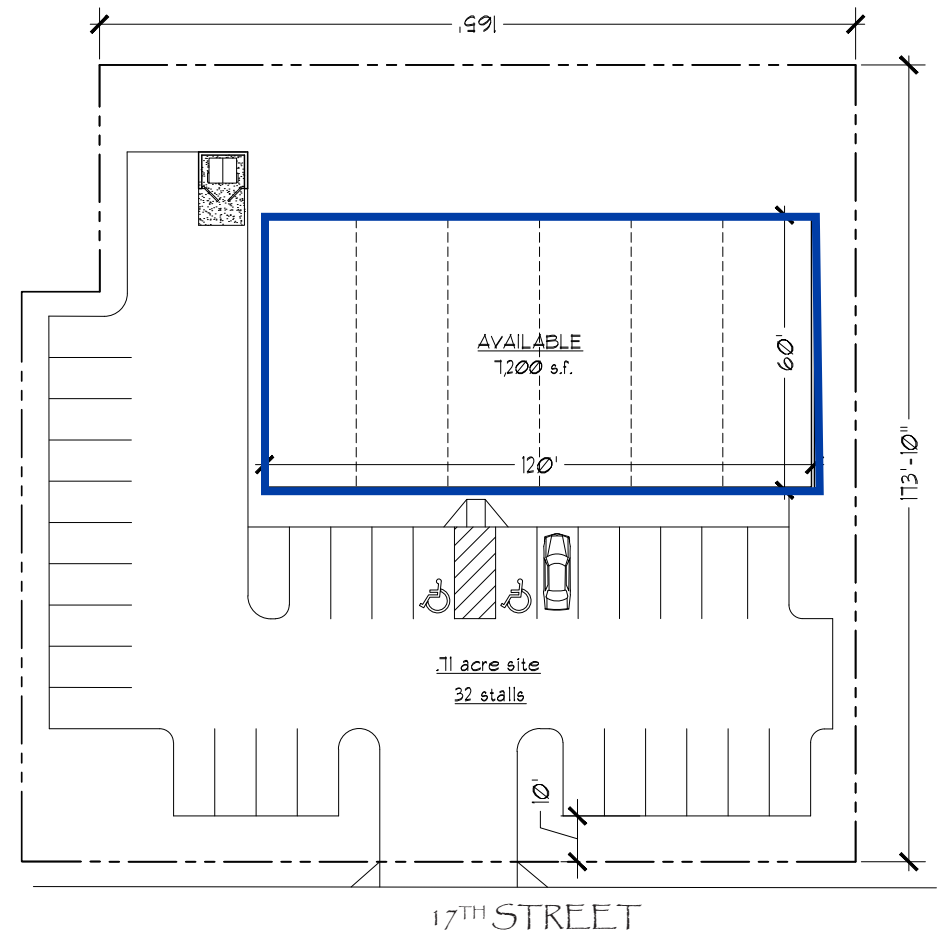
### OPTION 1

8,400 SF - Divisible to 1,400 SF



### OPTION 2

7,200 SF - Divisible to 1,200 SF







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## CONCEPTUAL LAYOUT OPTIONS

### OPTION 3

6,889 SF - Single Tenant



### OPTION 4

6,600 SF - Single Tenant







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PARCEL AERIAL



DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
<b>Population:</b>	15,990	68,494	103,000
<b>Avg HH Income:</b>	\$68,810	\$65,305	\$68,899
<b>Total Employees:</b>	5,567	44,776	54,024