

332 & 333 NORTH 5TH AVENUE

POCATELLO, IDAHO 83201

FOR SALE OR
FOR LEASE



PROPERTY HIGHLIGHTS

- Lease Rate: \$0.30/SF + NNN
- NNN Estimated at \$0.15/SF
- Sale Price: \$695,000 or \$46.80/SF
- Priced Well Below Replacement Costs
- Building Size: 14,850 SF (+/-)
- Overhead Doors: (9) 10'Wx12'H; (2) 14'Wx12'H
- HVAC
- Fire Sprinklers
- 0.72 Acreage
- Building & Pylon Signage
- Great Visibility
- High Traffic Count: 13,000 cars daily
- Close proximity to postal office, restaurants and retail
- Ample Parking
- Zoned General Commercial (CG)

SHERRY SCHOEN

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2537 West State Street, Suite 110 | Boise, Idaho 83702
208.870.6933 | www.ngacres.com

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2017 ESTIMATED POPULATION	12,801	45,398	71,997
2022 PROJECTED POPULATION	12,889	45,761	73,119
2017 EST. DAYTIME POPULATION	16,855	51,606	73,197

HOUSEHOLDS

2017 ESTIMATED HOUSEHOLDS	5,570	17,560	26,640
2022 PROJECTED HOUSEHOLDS	5,597	17,658	26,974

INCOME

2017 EST. AVERAGE HH INCOME	\$43,504	\$51,823	\$58,658
2017 EST. MEDIAN HH INCOME	\$26,751	\$36,063	\$42,326
2017 EST. PER CAPITA INCOME	\$19,806	\$20,798	\$22,315

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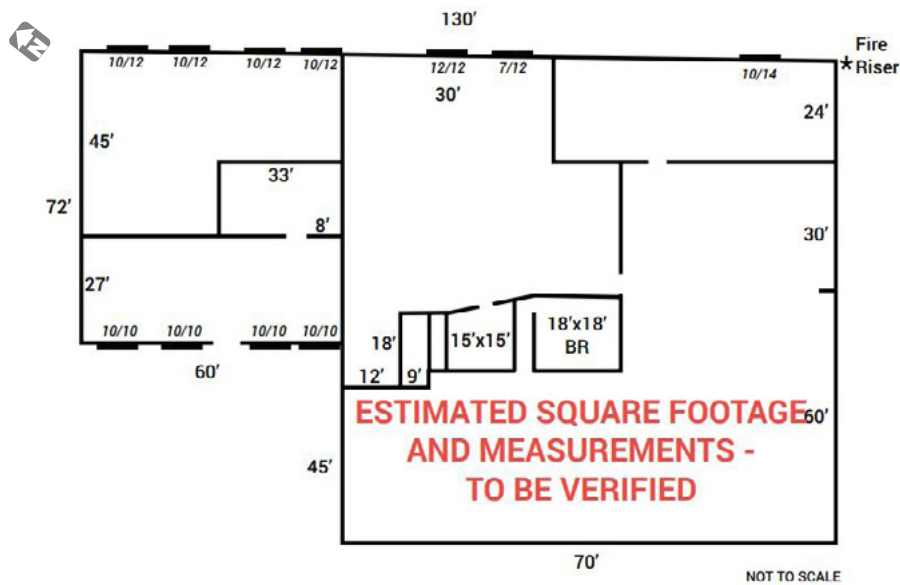


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