

332 & 333 NORTH 5TH AVENUE

Pocatello, Idaho 83201



FOR SALE OR LEASE

FOR SALE: \$695,000

FOR LEASE: \$0.34 PSF + NNN

NNN ESTIMATED AT: \$0.10 PSF

PROPERTY FEATURES

- 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)

FOR MORE
INFORMATION
CONTACT

SHERRY SCHOEN
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DEMOGRAPHICS

POPULATION

| | | | |
|------------------------------|--------|--------|--------|
| 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 |

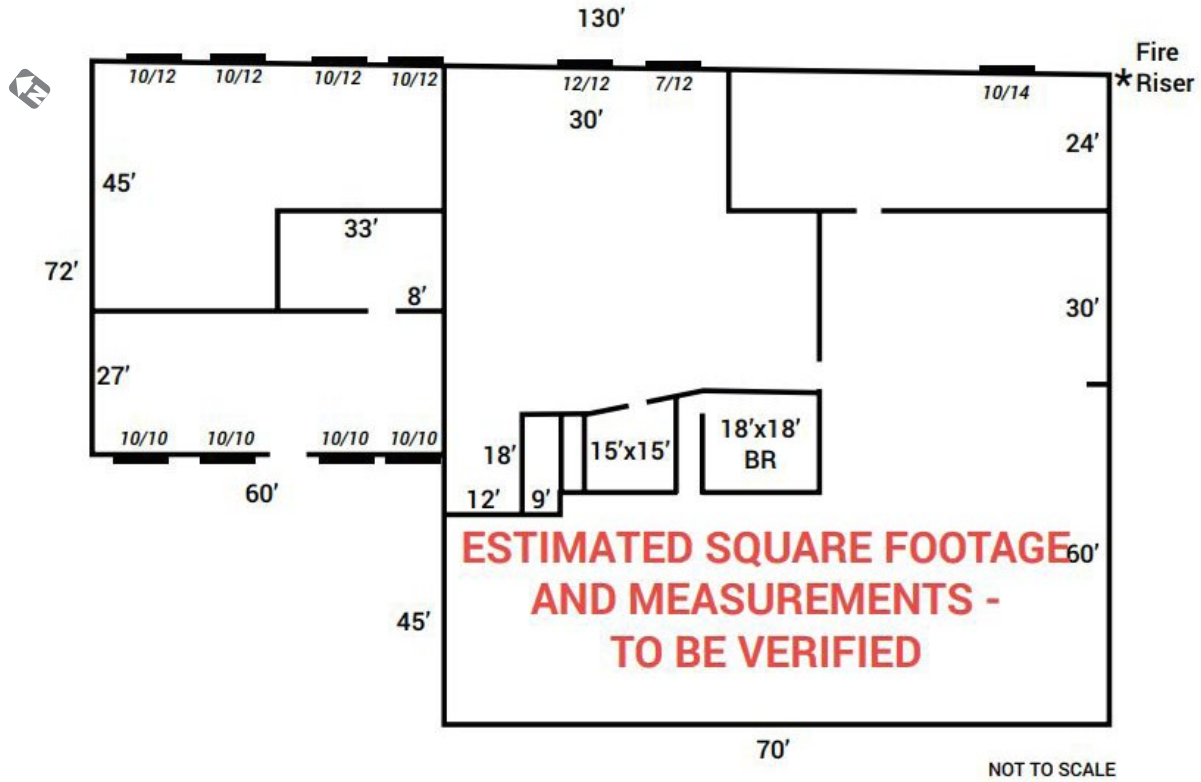
INCOME

| | | | |
|-----------------------------|----------|----------|----------|
| 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 |

1 MILE 3 MILES 5 MILES

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