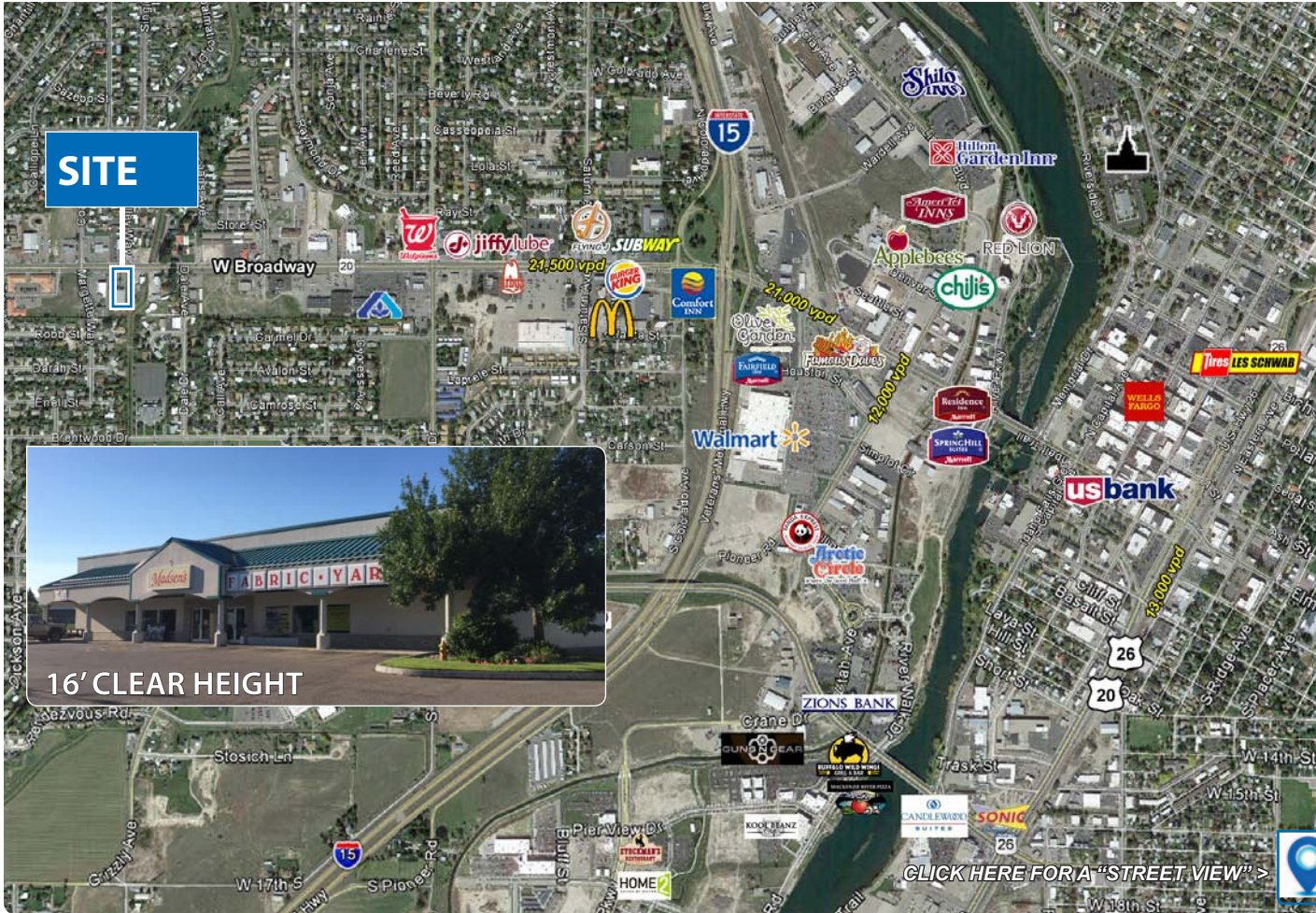


# RETAIL BUILDING FOR LEASE | SALE

## 2125 W. BROADWAY

IDAHO FALLS, IDAHO 83402



### PROPERTY INFORMATION:

<b>Submarket:</b>	West Idaho Falls
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Single Tenant Retail
<b>Bldg Size:</b>	11,800 SF
<b>Clear Height:</b>	16'
<b>Parcel Size:</b>	1.05 Acres

### LEASE TERMS:

<b>Lease Rate:</b>	Negotiable
<b>Lease Type:</b>	NNN

### SALE TERMS:

<b>Price:</b>	\$1,125,000
<b>Price/SF:</b>	\$95.34

### LISTING COMMENTS:

Freestanding retail building on major arterial highway.

Full movement access.

Excellent exposure and street presence.

16' clear height allows flexible use.

Traffic count of 16,999 vpd at Broadway and Skyline.

### CONTACT:

**Tammie Whyte**  
tammie@tokcommercial.com

**Brent Wilson, CLS**  
brent@tokcommercial.com



**Brian Wilson**  
brian@tokcommercial.com

**Ph: 208.227.8148**



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### DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	10,104	34,763	67,389
<b>Avg HH Income:</b>	\$63,375	\$61,617	\$68,767
<b>Total Employees:</b>	2,776	25,917	49,736



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