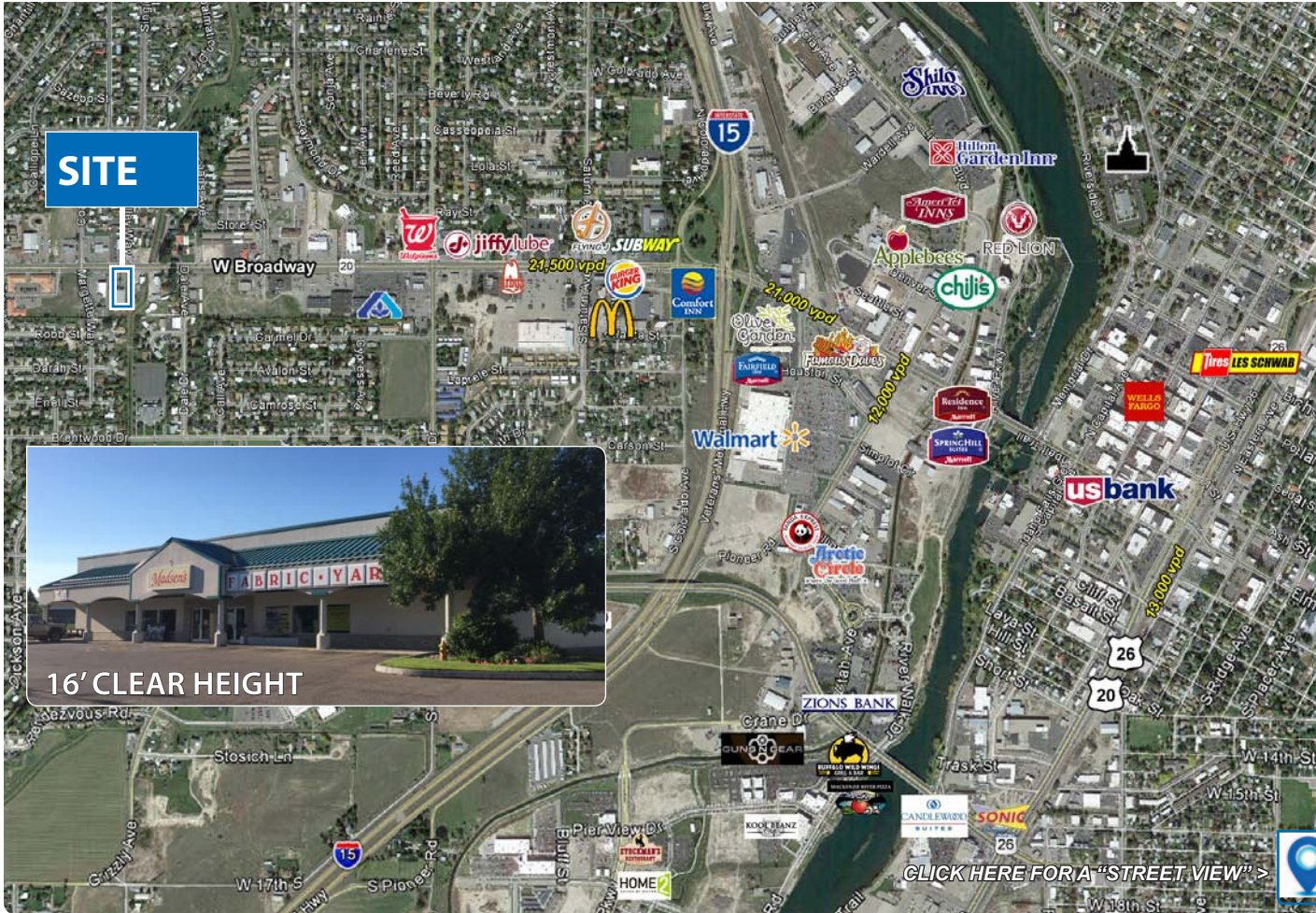


# RETAIL BUILDING FOR LEASE | SALE

## 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.

New roof with 20 year warranty.

### 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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