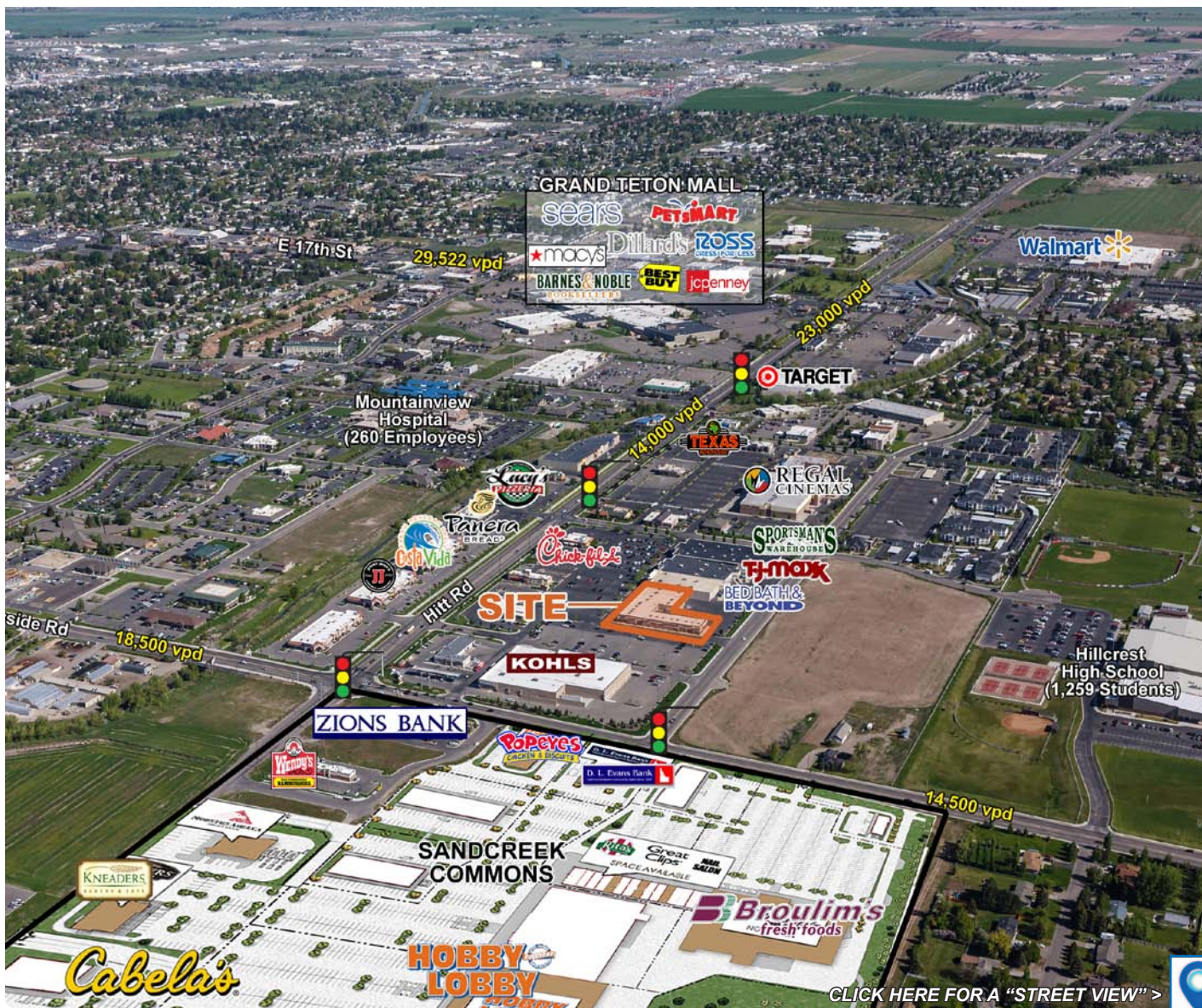


RETAIL SPACE FOR LEASE TETON SPECTRUM

3033 SOUTH 25TH EAST • AMMON, IDAHO 83406



AVAILABLE SPACE:

SPACE:	RSF:	RATE:
3019	7,500 SF	Contact Agent
3015	7,000 SF	Contact Agent
3043	1,306 SF	\$13.00

14,500 SF of Contiguous Space
Divisible to 3,500 SF

LISTING COMMENTS:

Located on the primary retail corridor between Idaho Falls and Ammon.

Major tenants include Kohls, Sportsman's Warehouse, TJ Maxx and Bed Bath & Beyond.

CONTACT:

Brent Wilson, CLS
brent@tokcommercial.com



Brian Wilson
brian@tokcommercial.com

Tammie Whyte
tammie@tokcommercial.com

Ph: 208.227.8148



RETAIL SPACE FOR LEASE TETON SPECTRUM

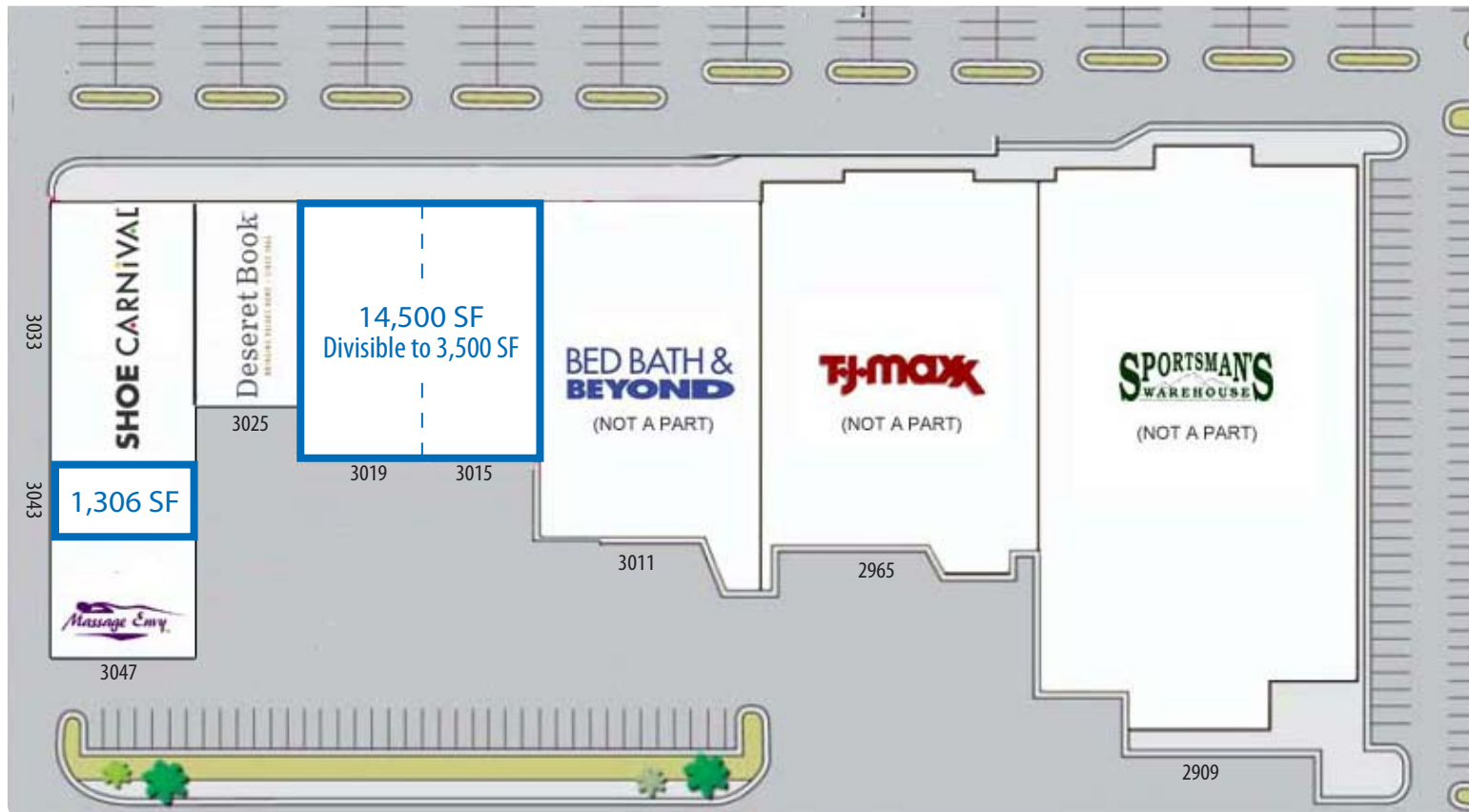
3033 SOUTH 25TH EAST • AMMON, IDAHO 83406

PROPERTY INFORMATION:

Available: Immediately **Lease Term:** 3 - 5 Years
Bldg Type: Retail **Lease Type:** NNN
Parking: Ample **Est. NNN:** \$4.91

DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
Population:	7,376	61,304	91,024
Avg HH Income:	\$58,003	\$49,913	\$50,106
Total Employees:	10,302	26,491	53,416



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