

E Lincoln Rd 9,300 VPD



97,400 Visits per mo
Source: Placer.ai

N Ammon Rd 15,000 VPD



Now Leasing
Building B

- 1,536 SF
- 1,481 SF
- 1,534 SF
- 1,396 SF
- 1,586 SF

Optional
Build to Suit
Future Retail
Lot 1-0.903 Acre

- 1,513 SF
- 1,513 SF
- 1,565 SF
- 1,513 SF
- 1,565 SF

Now Leasing
Building A

FIT 1
Under Contract

Optional
Build to Suit
Future Retail
Lot 2-1.149 Acre

Optional Build to Suit
Future Retail
Lot 3-0.915 Acre

AMMON ROAD EXPANSION
AS PART OF DIVISION 2



Building C

Optional
Build to Suit
Future Retail

For Lease

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Ammon, Idaho

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*Now Leasing
for Fall 2024*

Key Highlights

- Now leasing for Fall 2024
- Located at the roundabout Lincoln & Ammon Road
- Full movement access
- Main traffic corridor
- Build-to-Suit
- Drive-thru options available
- Future retail option
- Mid box
- Ideal for grocery

Property Overview

Property Type Retail/Office

Building Size **Building A:** 7,548 SF
Building B: 7,700 SF
Building C: 1,500 SF

Land Size 11 Acres

Parking Ample

Lease Type NNN

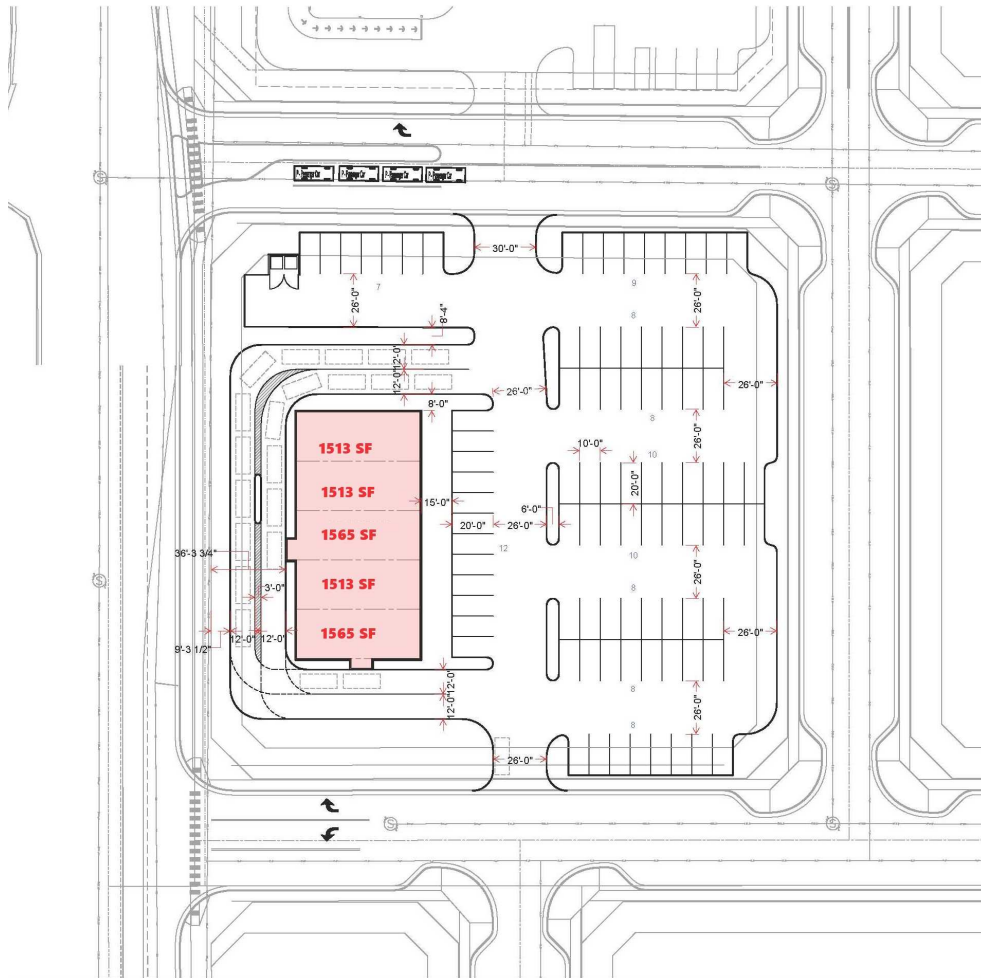
Lease Rate Contact agent for details

Demos

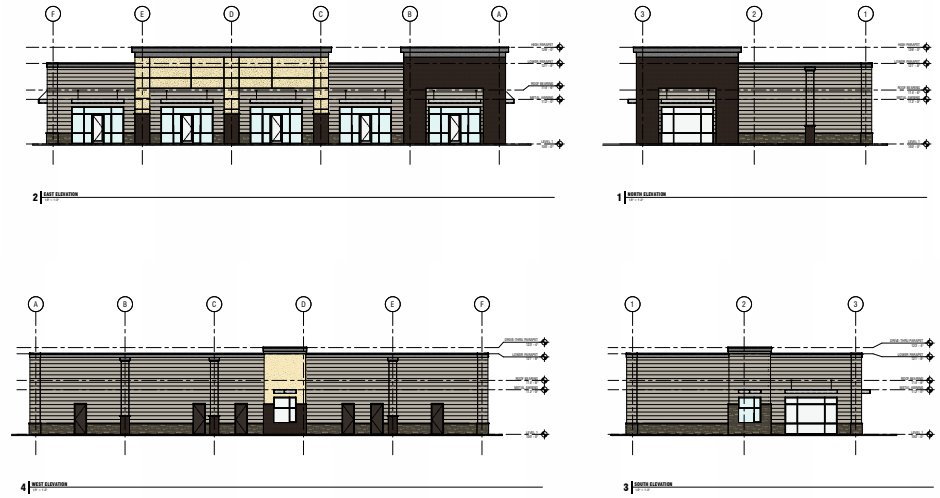
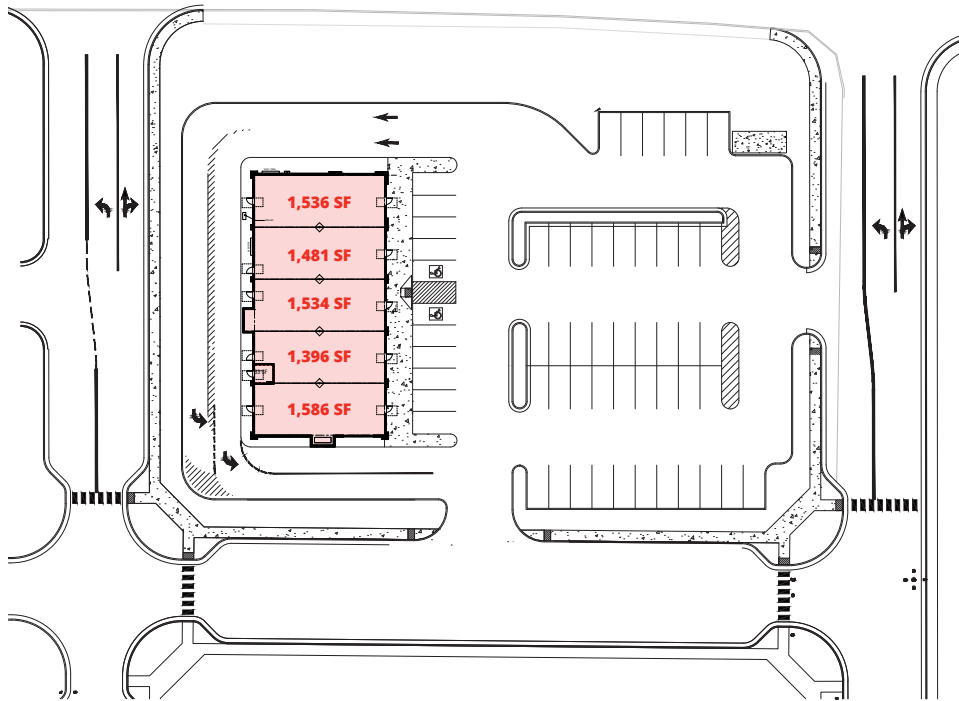
	1 Miles	3 Miles	5 Miles
Population	12,024	56,245	96,524
Households	3,498	18,896	33,516
Avg. HH Income	\$83,824	\$90,899	\$98,210



Building A Site Plan



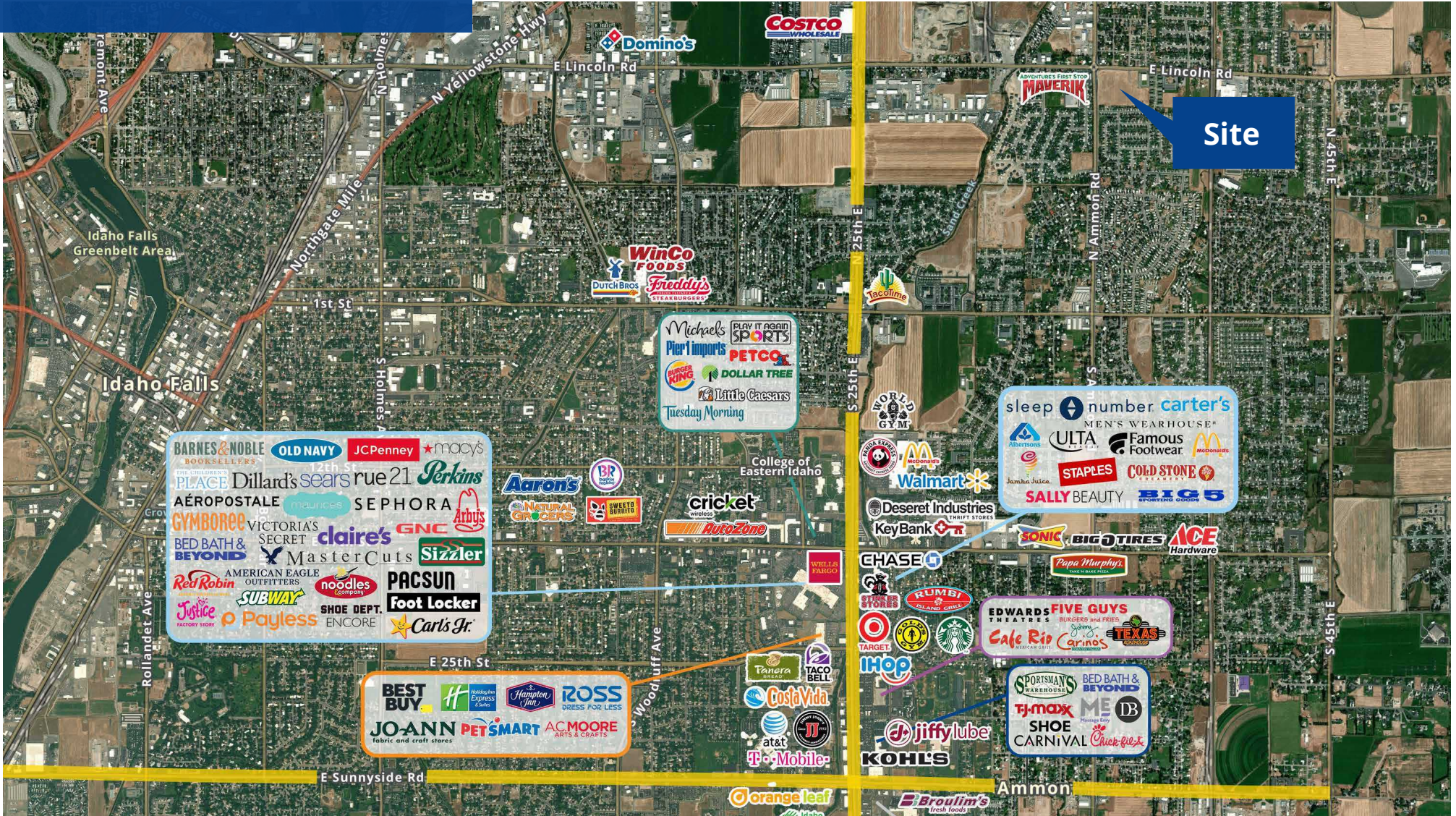
Building B Site Plan



Location

 [Google Map](#)

 [Street View](#)



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