

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

Building C

Optional
Build to Suit
Future Retail

For Lease

3710 E. Lincoln Road
Ammon, Idaho

AMMON ROAD EXPANSION
AS PART OF DIVISION 2

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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

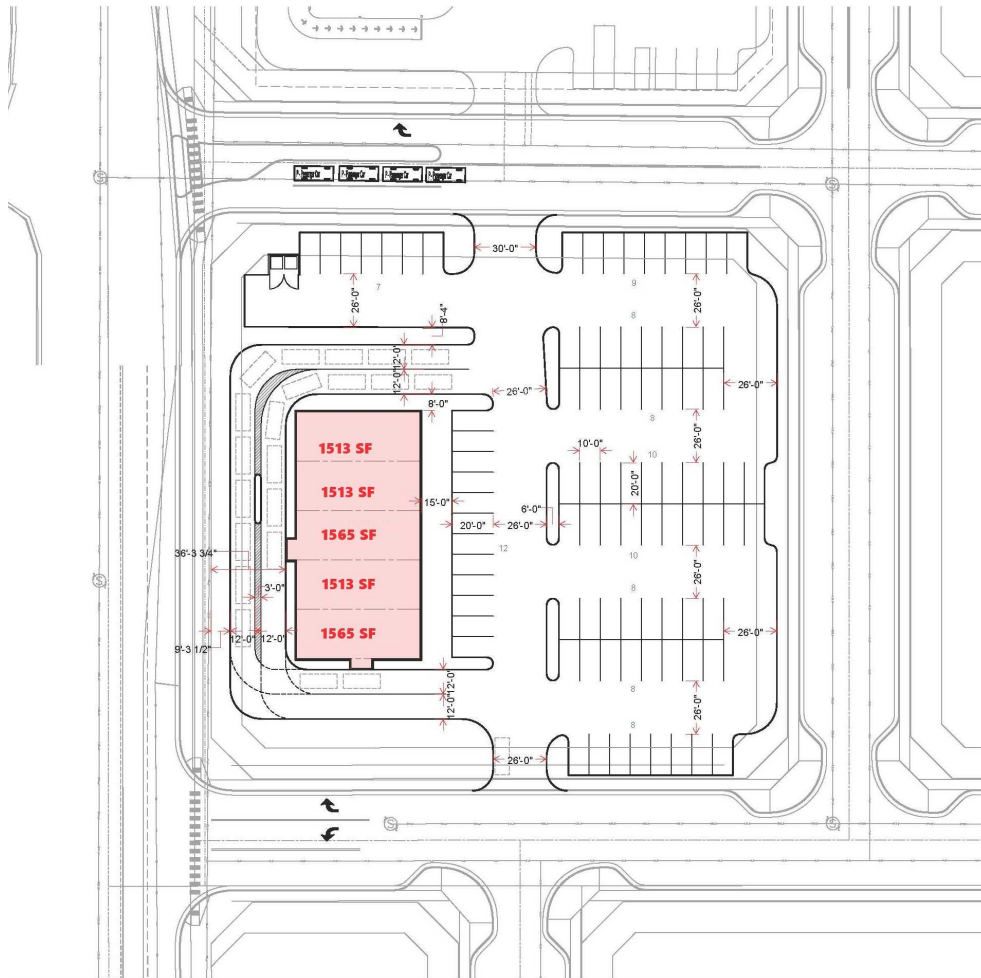
Lease Rate Contact agent for details

Demos

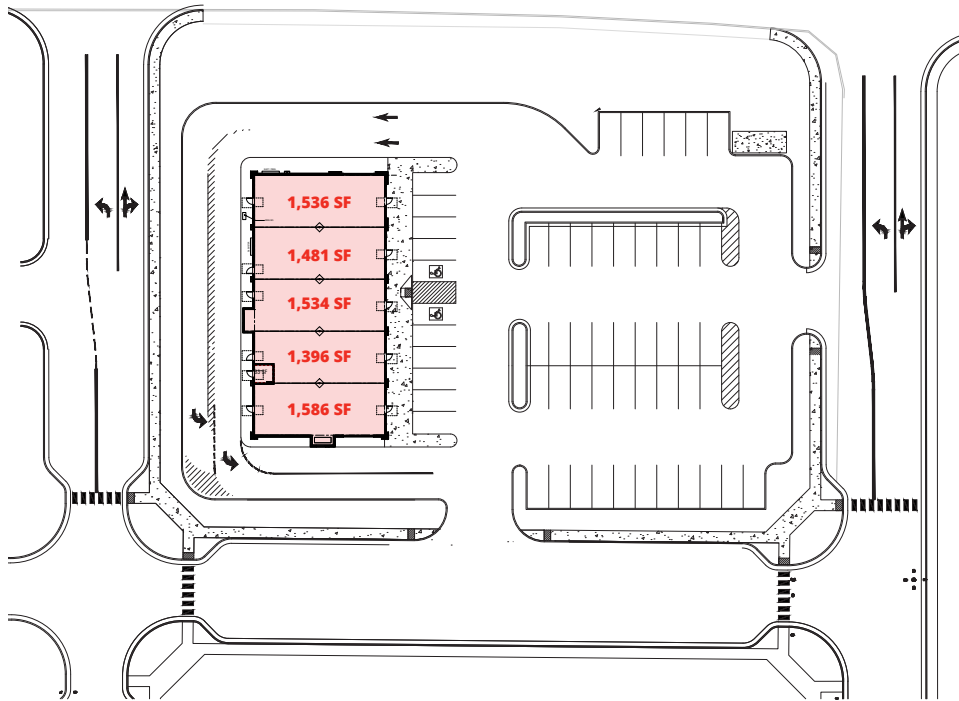
	1 Miles	3 Miles	5 Miles
Population	12,024	56,245	96,524
Households	3,498	18,896	33,516
Avg. HH Income	\$83,824	\$90,899	\$98,210

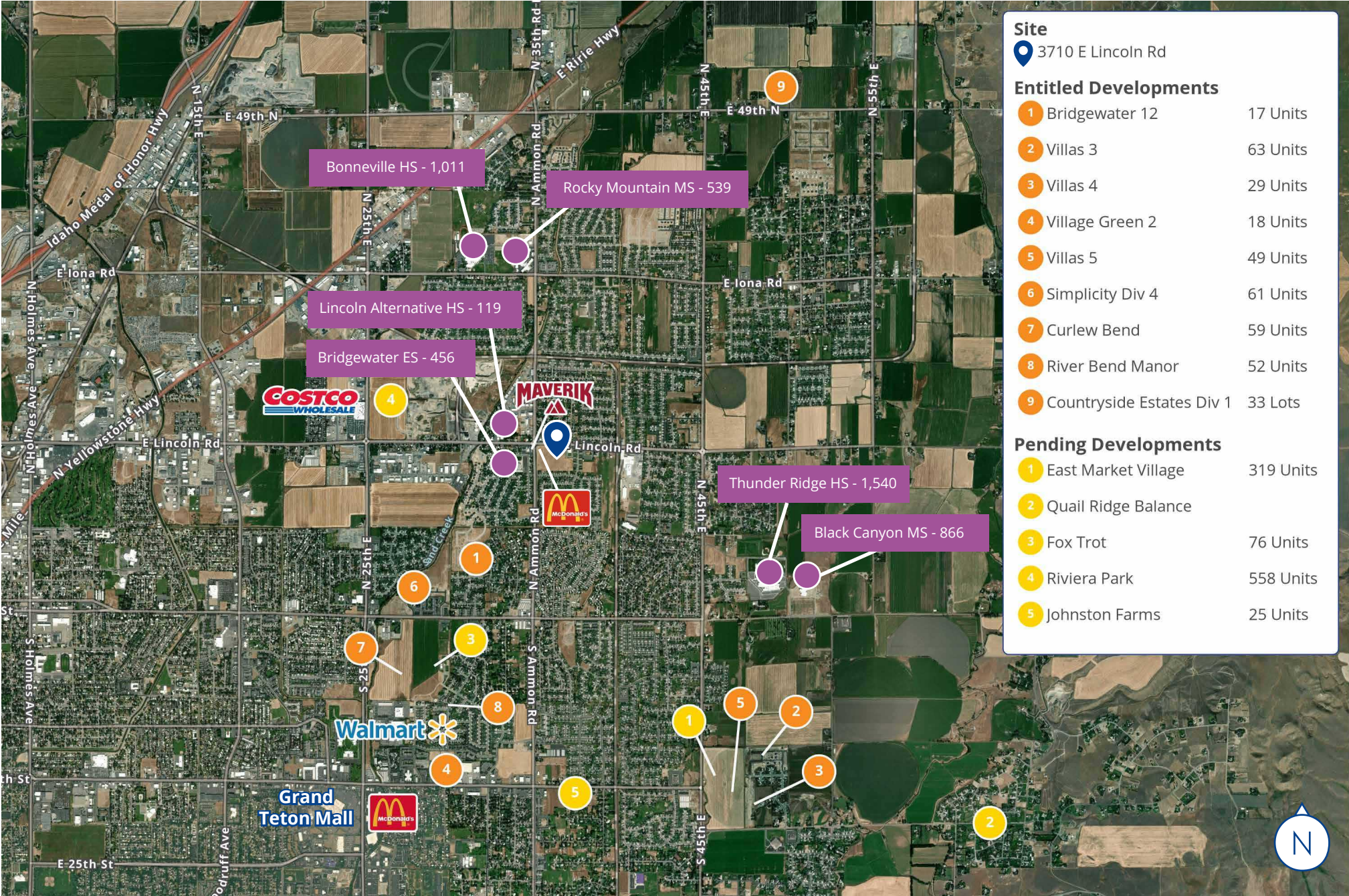


Building A Site Plan



Building B Site Plan





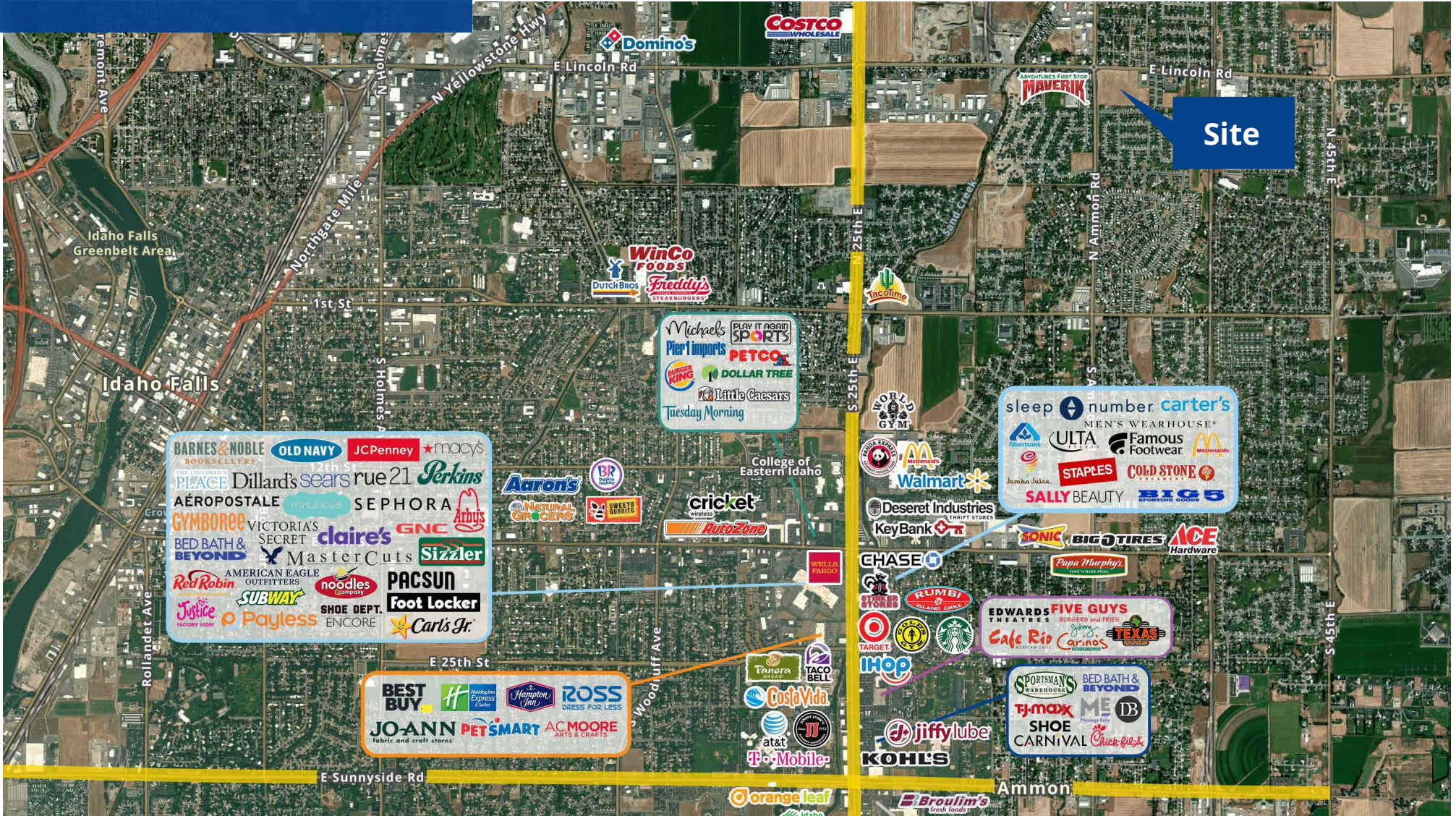
Site		
	3710 E Lincoln Rd	
Entitled Developments		
	1 Bridgewater 12	17 Units
	2 Villas 3	63 Units
	3 Villas 4	29 Units
	4 Village Green 2	18 Units
	5 Villas 5	49 Units
	6 Simplicity Div 4	61 Units
	7 Curlew Bend	59 Units
	8 River Bend Manor	52 Units
	9 Countryside Estates Div 1	33 Lots
Pending Developments		
	1 East Market Village	319 Units
	2 Quail Ridge Balance	
	3 Fox Trot	76 Units
	4 Riviera Park	558 Units
	5 Johnston Farms	25 Units



Location

 [Google Map](#)

 [Street View](#)



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