

RETAIL FOR LEASE OR BUILD TO SUIT | PAD SITES FOR SALE OR GROUND LEASE

HIGHWAY 20 & COUNTY LINE ROAD RETAIL CENTER

SWC US HIGHWAY 20 & COUNTY LINE ROAD, RIGBY, ID 83442

TOK
COMMERCIAL

N 35TH E

COUNTY LINE ROAD

44,200 VPD

EXIT 318

7 MIN / 4 MILE
To The Rigby Core

14 MINS / 11 MILES
To Idaho Falls

CLICK TO VIEW
360 ° AERIAL

360°
TOUR

CONTACT

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HIGHLIGHTS

Prime retail, restaurant, or hotel pads at the Highway 20 & County Line Road interchange.

Positioned in a rapidly growing corridor between Idaho Falls, Rigby, and Rexburg, in an underserved market primed for retail, dining and services.

Exposure to over 44,200 VPD at the interchange.

Flexible options for lease, build-to-suit, ground lease, or pad site.

Planned mixed-use retail and commercial development.

DETAILS

SPACE

SIZE

Retail/Restaurant Space

1,200 SF +

Pad Sites

0.75 Acres +

CONTACT AGENTS FOR PRICING

LEASE TYPE: NNN

ZONING: C-2, General Commercial

UTILITIES: In Place

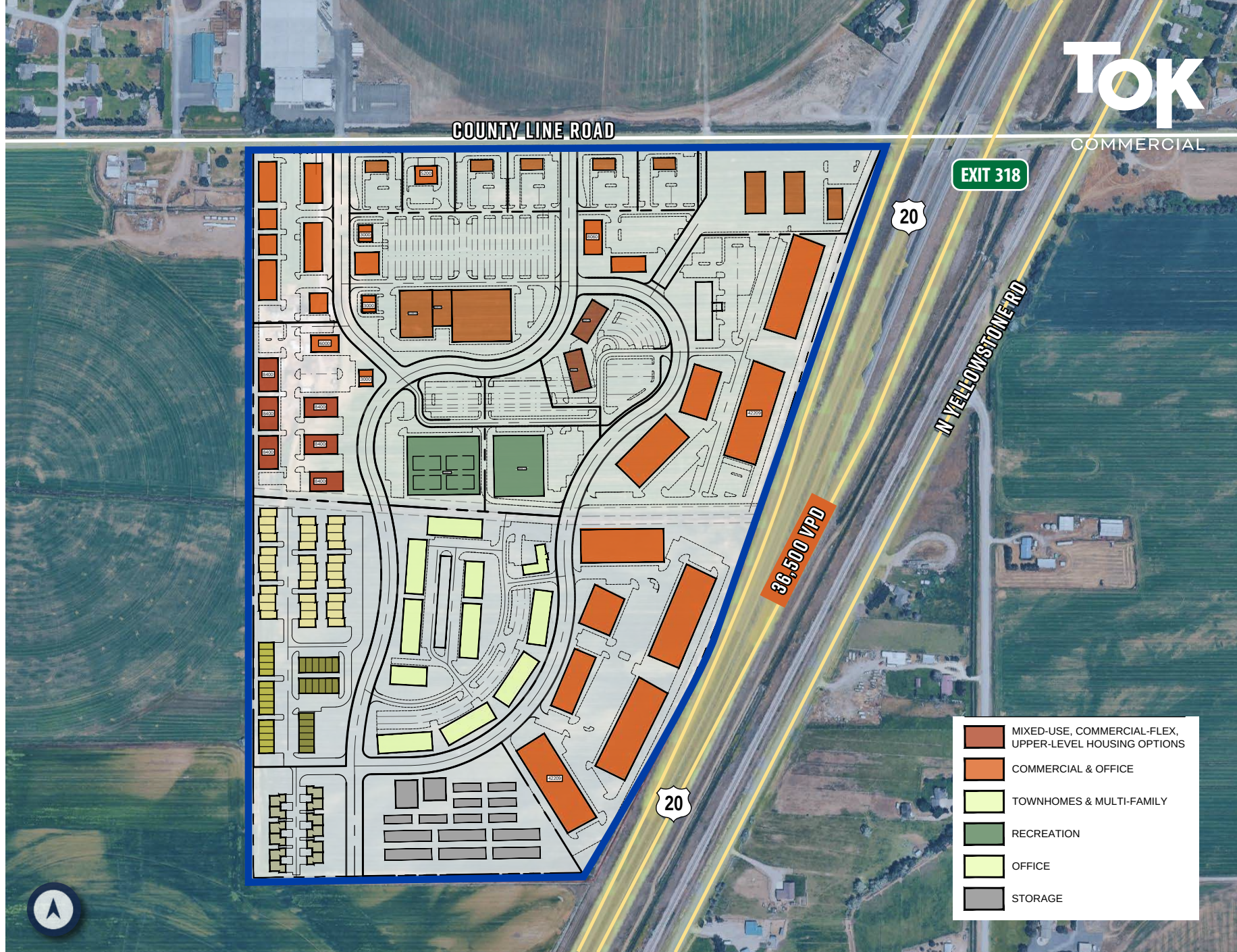
UPDATED: 5.21.2026

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CONCEPTUAL SITE PLAN



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18 MIN / 16 MILES
To Rexburg

RIGBY



SITE

36,500 VPD

U CON



9 MINS / 6.5 MILES
To I-15 Access

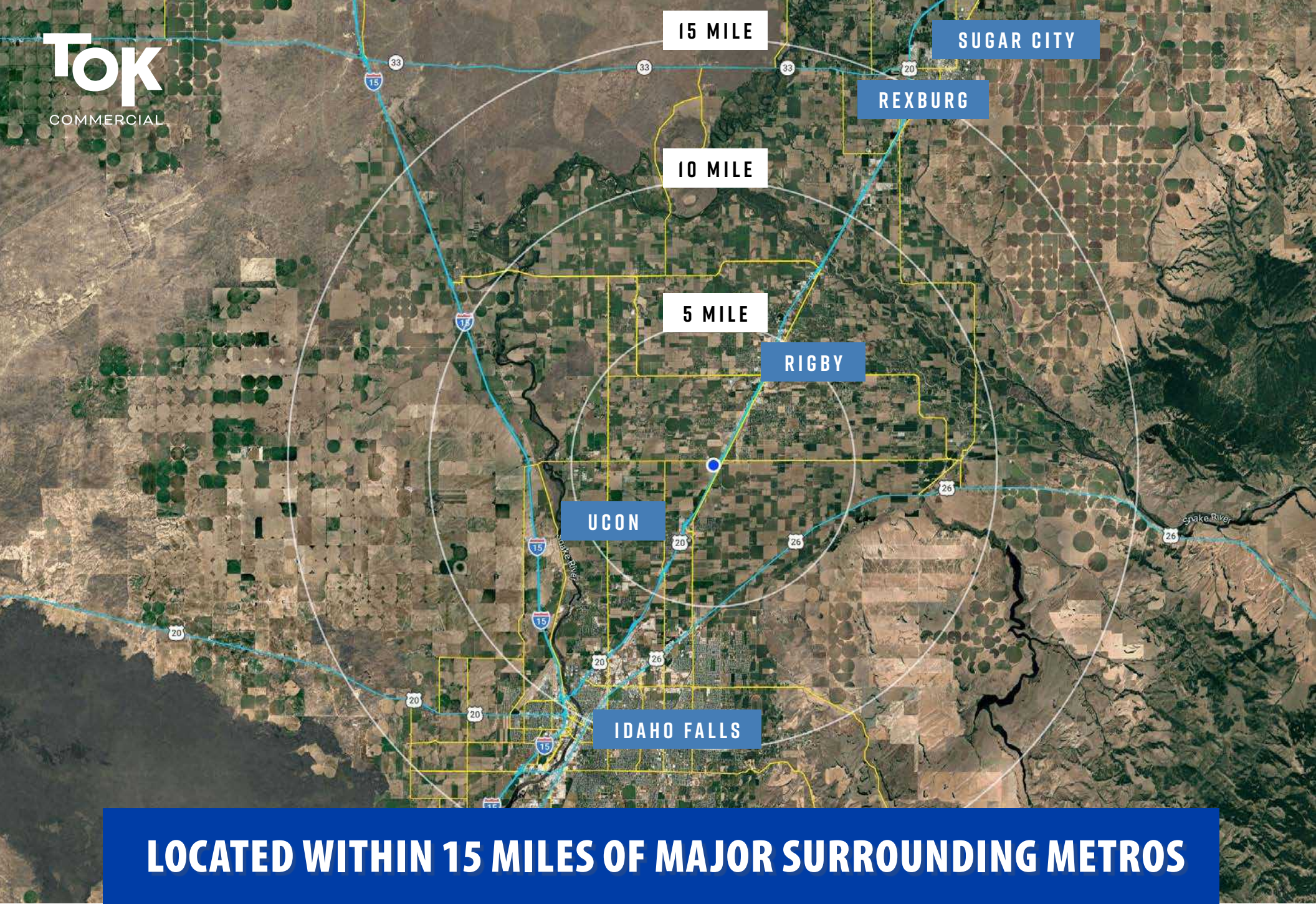
14 MINS / 11 MILES
To Idaho Falls

AREA DEMOGRAPHIC SUMMARY

POPULATION		HOUSEHOLDS		AVG. HH INCOME		DAYTIME POPULATION	
5 MI	26,654	5 MI	7,726	5 MI	\$106,442	5 MI	3,473
10 MI	101,906	10 MI	34,795	10 MI	\$100,240	10 MI	23,510
15 MI	175,543	15 MI	60,855	15 MI	\$107,242	15 MI	48,997

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LOCATED WITHIN 15 MILES OF MAJOR SURROUNDING METROS