

FOR LEASE / BUILD TO SUIT

THE GRID

HWY 44 & BENT LANE, STAR, ID



DESERT
EDGE
COMMERCIAL

NATALIE JONSSON

NATALIE@DESERTEDEGECOMMERCIAL.COM

208-247-8200

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SITE PLAN



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BUILDING 1



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BUILDING 2



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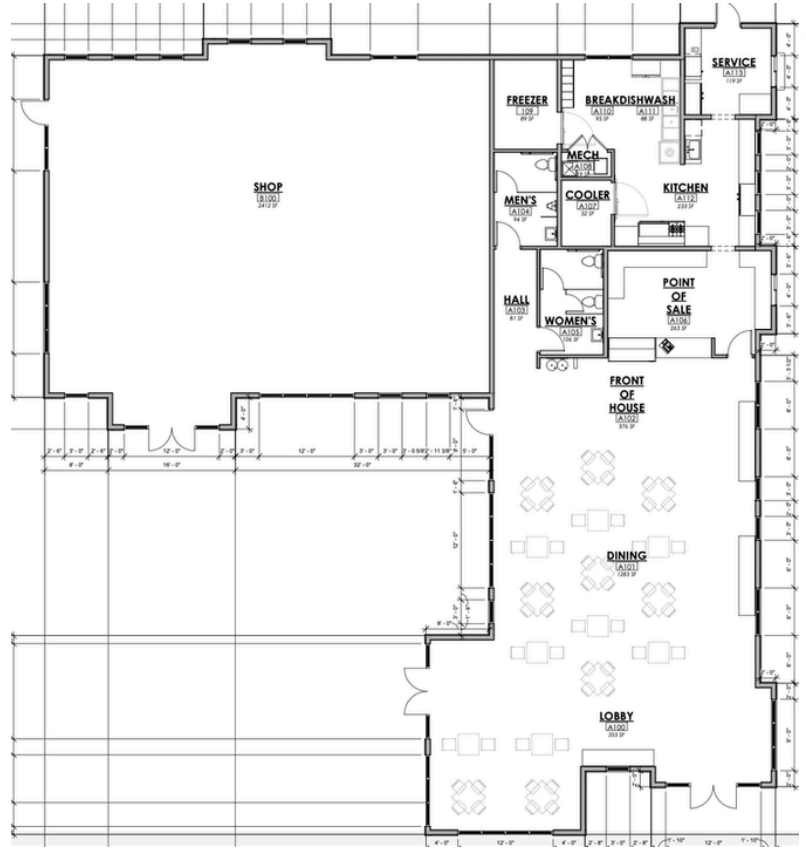
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BUILDING 3



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SUITE SIZES

BUILDING	SUITE	SQUARE FT
1	A	1457
	B	1673
	C	3306
	D	2380
	E	1823
2	A	1495
	B	1501
	C	1630
	D	1631
3	A	3251 (DRIVE THRU)
	B	2412



PROPERTY HIGHLIGHTS



PRIME LOCATION: located in a high-traffic corridor with excellent visibility and accessibility



FLEXIBLE SPACE: versatile layout suitable for retail, restaurant, office, medical or mixed use



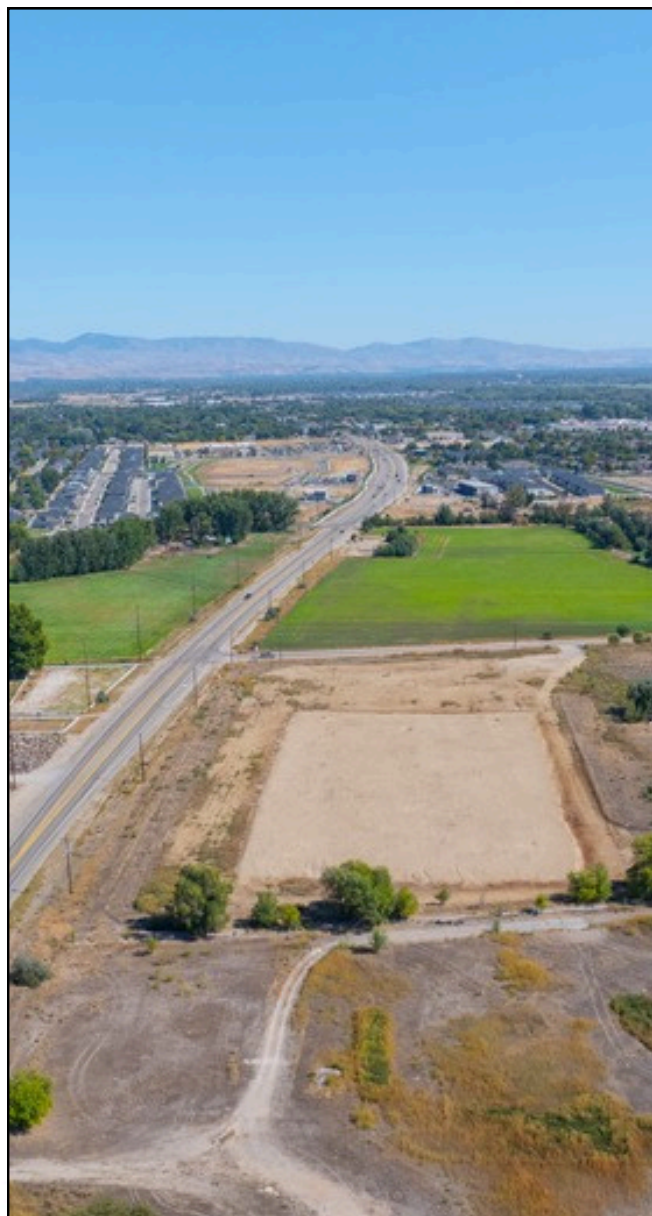
AMPLE PARKING: abundant parking on-site for tenants and customers



STRONG DEMOGRAPHICS: surrounded by a growing population and thriving businesses



AVAILABILITY: NOW. Seeking tenants immediately.



47,750+

POPULATION
(5 MILE RADIUS)



\$108,637

AVG. HOUSEHOLD INCOME
(5 MILE RADIUS)



38,000+

DAILY TRAFFIC
COUNT



84.6%

POPULATION GROWTH
FROM 2020-2025



#1

FASTEST GROWING CITY
IN IDAHO

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DRONE PHOTOS



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WHAT'S IN THE AREA





ADDITIONAL PHOTOS



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