

**FOR  
LEASE**

**4023 YELLOWSTONE AVE**

POLE LINE RD & YELLOWSTONE AVE | POCATELLO, ID



## PROPERTY INFORMATION

<b>Property Type:</b>	Drive-thru restaurant
<b>Building Size:</b>	2,743 SF
<b>Land Size:</b>	0.65 Acres
<b>Parking:</b>	Ample on-site
<b>Year Built:</b>	2016
<b>Access:</b>	Contact Agent
<b>Lease Type:</b>	NNN
<b>Lease Rate:</b>	Contact Agent

## HIGHLIGHTS

- » Drive-thru restaurant on artery road
- » Heart of converging traffic in the 5 million SF retail district
- » Full movement access
- » High visibility ±29,000 VPD
- » Less than 7 minutes from Idaho State University and Portneuf Medical Center
- » 2,500 jobs added within one mile between 2016-2019
- » Surrounding retailers include: Home Depot, Lowe's, AMC Theater, Walmart Super Center, Costco, Hobby Lobby, Dick's Sporting Goods, TJ Maxx, Ross Dress for Less, Bed Bath & Beyond, JoAnn, JC Penney, Planet Fitness, Petco, Ulta Beauty and many more



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