

EXCELLENT RETAIL LOCATION



Available: 2,700 SF

Price & Rate: Negotiable

Property Highlights

Lot Size	0.46 Acres - 2 Parcels
Zoning	Commercial
Building Type	Free Standing Retail / Restaurant
Year Built	1986 - Well Maintained
Parcel Numbers	RCIGP000302 & RCIGP000304
Parking	On-Site Parking
Shadow Anchors	Pine Ridge Mall, Walmart & Lowe's
Frontage	Yellowstone - 24,500 Cars Per Day
Availability	Contact Agents for Details
LockBox	No, Contact Agents to Schedule

Listing Features

- Retail - Restaurant Opportunity on Yellowstone Avenue
- Existing Restaurant with Large Parking Area - Full Set of Construction Drawings Available Upon Request
- Property is Located to the North of the Pine Ridge Mall
- High Visibility Location on a Main Street at Interstate 86 Exit 61 - 23,500 Cars Per Day
- Surrounding Tenants Include Wendy's, Burger King, Arby's, Arctic Circle, Subway, Ramada Inn, Lowe's, Freddy's Frozen Custard & Steakburgers, McDonald's, Petco, Walgreens, Walmart, JC Penney, Shopko, Cal Ranch, Hobby Lobby, Home Depot & many more...
- Contact Agents to Schedule a Walk Through Today!!

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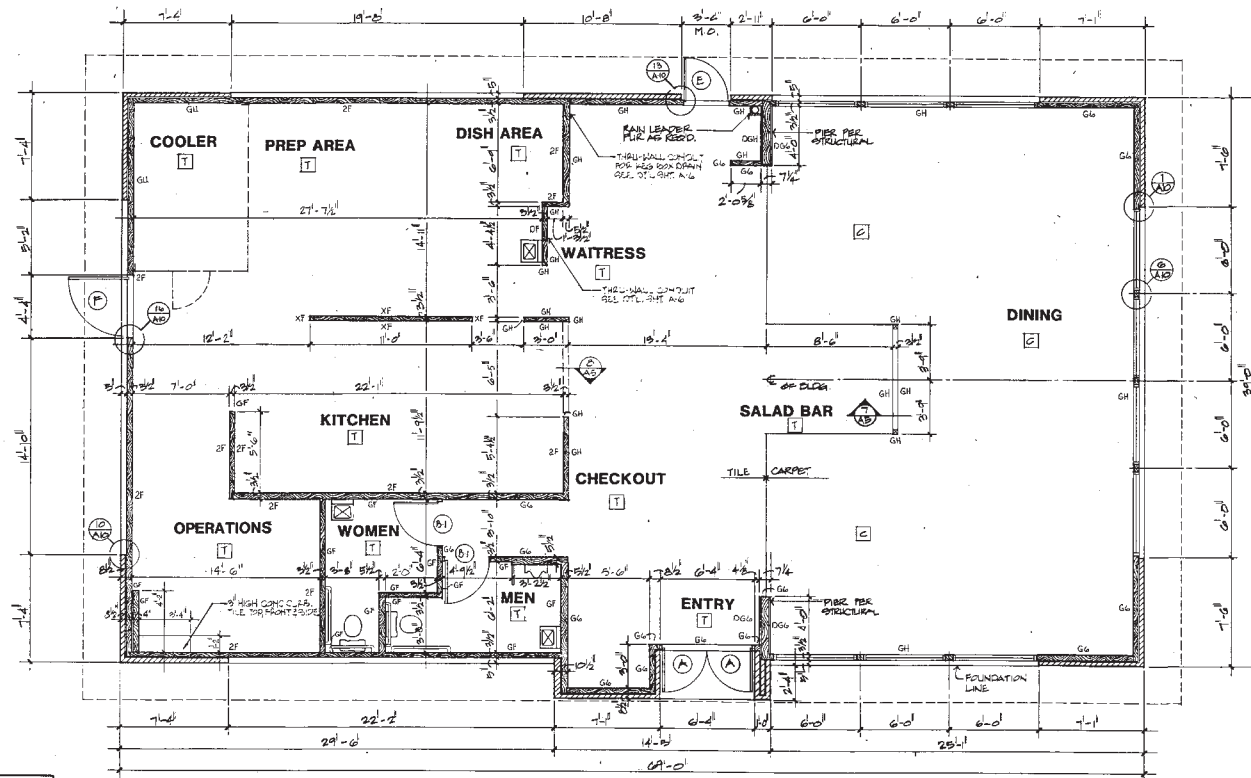
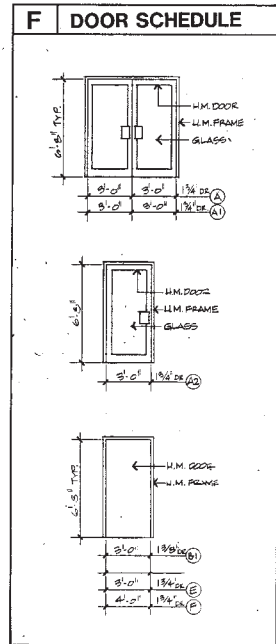
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Free Standing Retail Building

113 West Burnside Avenue, Chubbuck, Idaho 83202



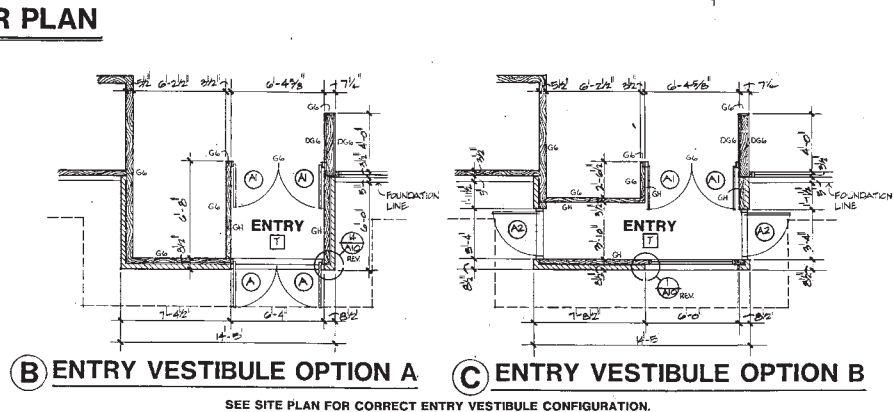
D INTERIOR FINISH SYMBOLS

A-ACoustical MATERIAL	P-PAINTED	X-FIRE-RESISTANT
B-BRICK	R-RESILIENT MATERIAL	G-GYPSUM WALLBOARD
C-CARPET W/CUSHION	S-SPRAY-TEXTURED	2-2" ABOVE 4'-0"
D-PAVING	PL-PLYSTYRENE	4'-0" BELOW 4'-0"
E-EXISTING MATERIAL	T-TILE	6-6" ABOVE 3'-0"
F-FIP PANELING	U-UNFINISHED	8-8" BELOW 3'-0"
G-REGULAR GYPSUM	V-VINYL WALLCOVERING	
H-HARDWOOD PANELING	W-WATER-RESISTANT	
M-METAL	X-GYPSUM WALLBOARD	

NOTE: WHEN MULTIPLE SYMBOLS ARE GIVEN, THE FIRST INDICATES THE FIRST LAYER, THE SECOND INDICATES THE SECOND LAYER, ETC.

E NOTES

- DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED "A PLANS."
- OMIT QUARRY TILE BASE AT PROOFER #232, ROLL-IN RETARDER #202, AND REG BOX #472 LOCATIONS. INSTALL UNITS FLUSH AND SEAL TO WALL.



Pizza Hut

PIZZA HUT, INC.

9111 EAST DOUGLAS
POST OFFICE BOX 428
WICHITA, KANSAS 67201

Burnside
Yellowstone

THE DESIGN AND DETAILS
DISCLOSED HEREIN ARE THE
EXCLUSIVE PROPERTY OF
PIZZA HUT, INC. AND SHALL
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PIZZA HUT, INC.

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**PIZZA HUT RESTAURANT
39 SERIES**

DATE	BY	CHKD
1/10/85	F.H.I.	
REVISED	BY	CHKD
4/1/85	F.H.I.	
9-1-85	D.P.	

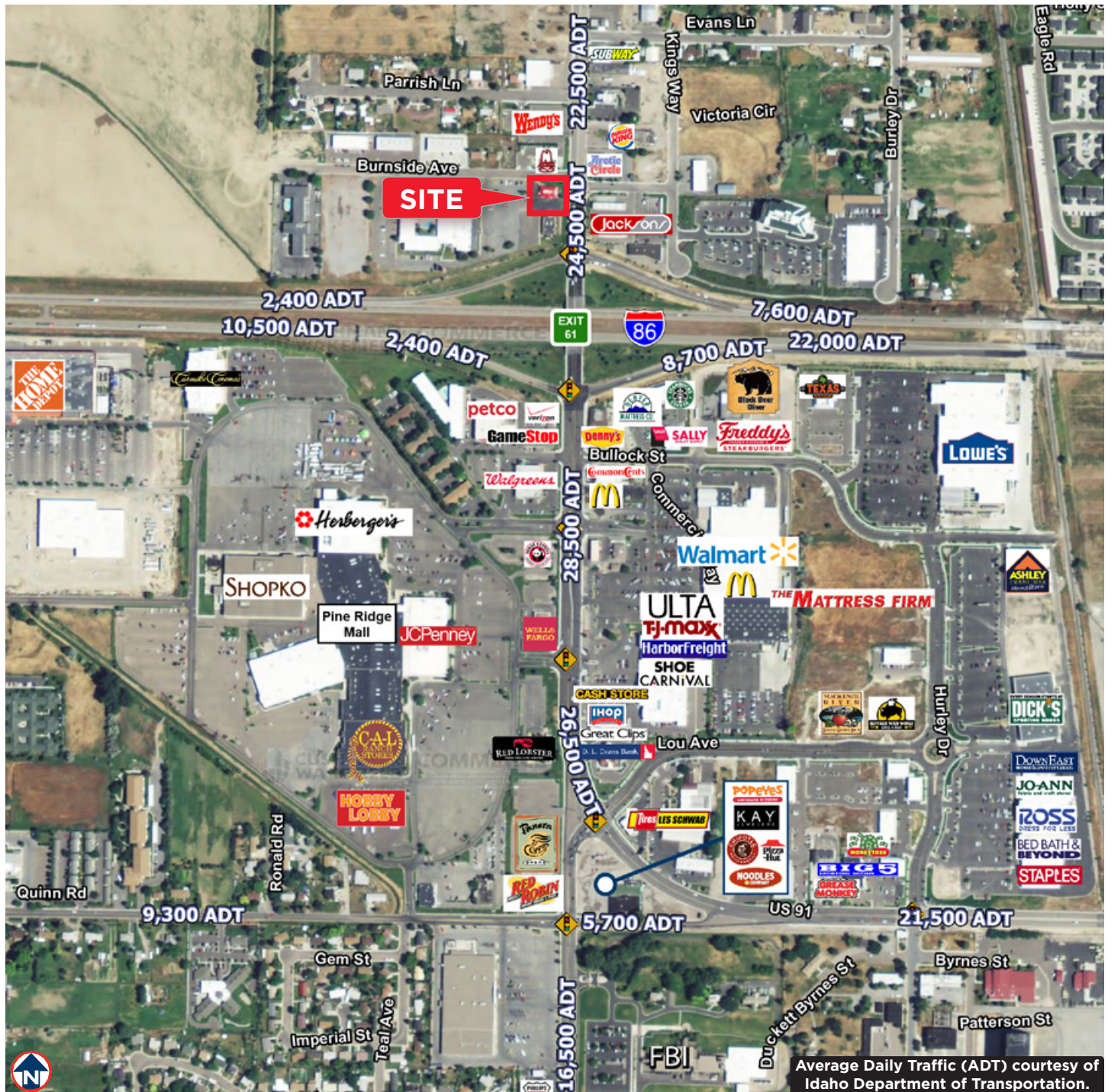
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Free Standing Retail Building

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Aerial / Location Map



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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Free Standing Retail Building

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- LOCATED IN A GROWING AREA IN CHUBBUCK -

In the identified area, the current year population is 46,088. In 2010, the Census count in the area was 44,633. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 46,613 representing a change of 0.23% annually from 2016 to 2021



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

	1 mile	2 miles	3 miles
Population			
2000 Population	6,476	22,264	39,299
2010 Population	8,808	26,066	44,633
2016 Population	9,197	27,138	46,088
2021 Population	9,392	27,566	46,613
2000-2010 Annual Rate	3.12%	1.59%	1.28%
2010-2016 Annual Rate	0.69%	0.65%	0.51%
2016-2021 Annual Rate	0.42%	0.31%	0.23%
2016 Male Population	48.6%	49.0%	49.5%
2016 Female Population	51.4%	51.0%	50.5%
2016 Median Age	31.7	32.0	32.0

Households			
2000 Households	2,342	7,801	14,061
2010 Households	3,267	9,330	16,200
2016 Total Households	3,397	9,677	16,666
2021 Total Households	3,467	9,817	16,833
2000-2010 Annual Rate	3.38%	1.81%	1.43%
2010-2016 Annual Rate	0.63%	0.59%	0.45%
2016-2021 Annual Rate	0.41%	0.29%	0.20%
2016 Average Household Size	2.70	2.80	2.75

Average Household Income			
2016 Average Household Income	\$54,797	\$57,221	\$59,339
2021 Average Household Income	\$59,864	\$62,666	\$64,780
2016-2021 Annual Rate	1.78%	1.83%	1.77%

Data for all businesses in area			
	1 mile	2 miles	3 miles
Total Businesses:	497	1,084	1,731
Total Employees:	5,580	11,565	17,150

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