

RETAIL BUILDING AT I-84 INTERCHANGE

FOR SALE OR LEASE | 334 S 600 W | HEYBURN, IDAHO 83336

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COMMERCIAL



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HIGHLIGHTS

Excellent location directly off the I-84 ramp.

Located next to major truck stop and Super 8 Motel.

Potential re-development site for a variety of uses.

Existing structure could be remodeled including the addition of a drive-thru.

Directly in the I-84 path of growth offering long-term benefits.

DETAILS

BLDG. SIZE	6,500 SF
LOT SIZE	0.75 Acres
SALE PRICE	Contact Agent
LEASE RATE	Contact Agent
PARKING	Ample On-Site

UPDATED: 7.27.2026

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SITE

600 WEST RD / NEVADA ST

HWY 27 / S 600 W



**EXCELLENT RETAIL
DEVELOPMENT
POTENTIAL!**

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HWY 27 / S 600 W

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SITE

4,652 VPD

19,000 VPD

EXIT 208

EXIT 208

BURLEY



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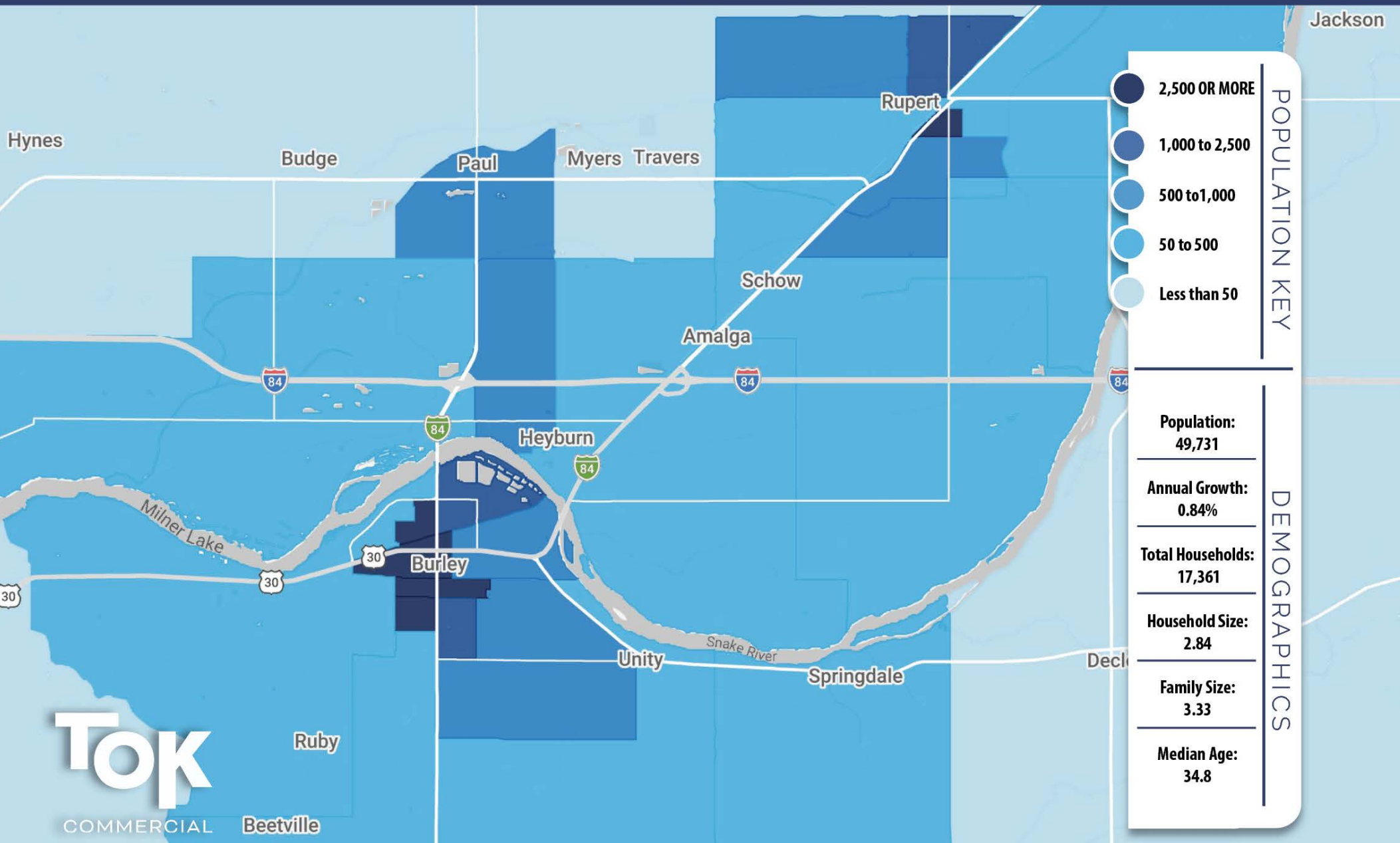
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Population is concentrated throughout the Burley-Heyburn corridor, creating a strategic location with access to the region's workforce, consumers, and surrounding trade area.

MINI-CASSIA

DEMOGRAPHICS



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Beetville

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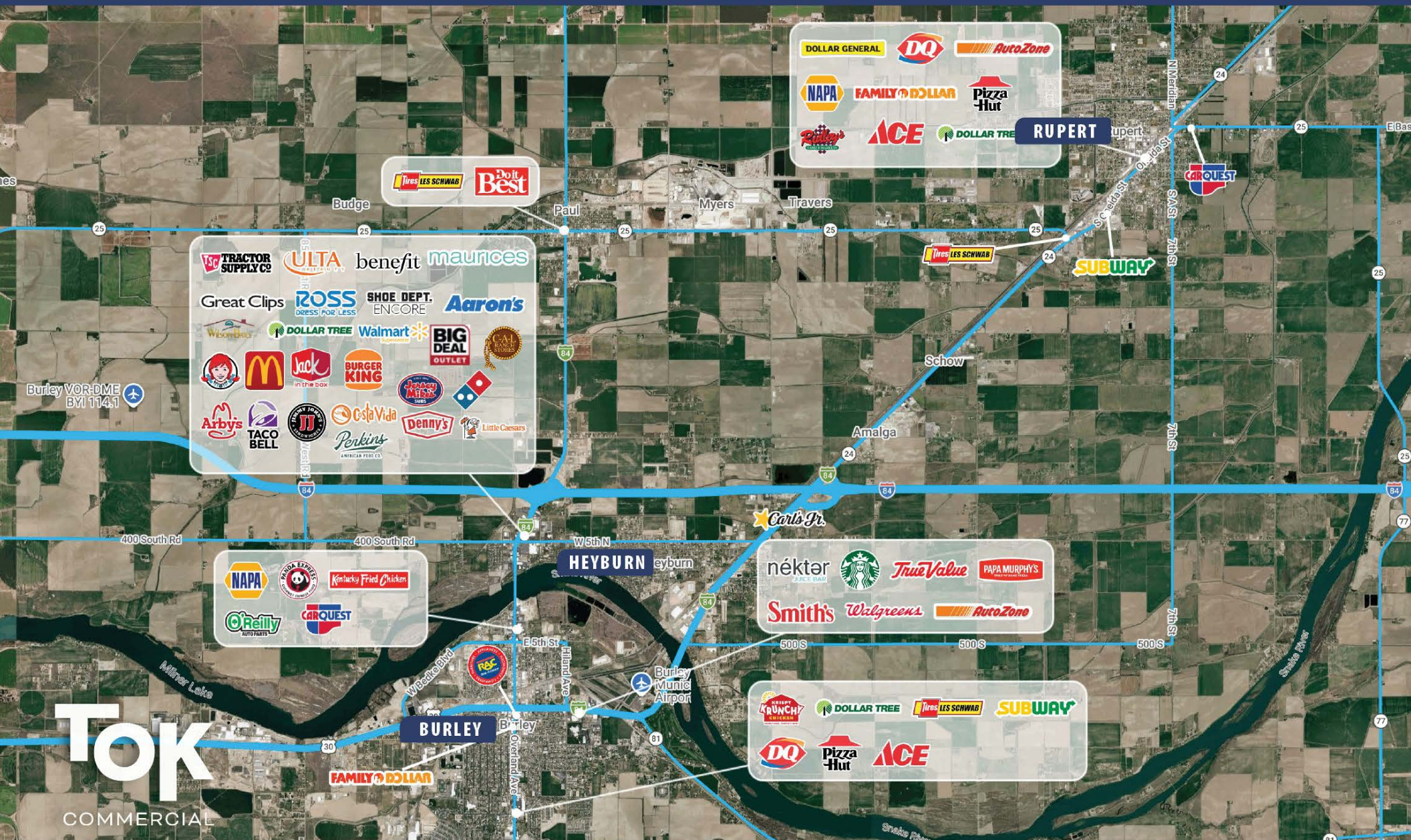
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The Mini-Cassia trade area features a diverse lineup of national retailers, restaurants, and service providers, demonstrating a healthy local economy and a strong regional customer base.

MINI-CASSIA

DEMOGRAPHICS



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