

BUILDING FOR LEASE || 3,625 SF

1560 W. Broadway St., Idaho Falls, ID 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Shane Murphy

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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PROPERTY HIGHLIGHTS

1560 W. Broadway St., Idaho Falls, ID 83402

HIGHLIGHTS

- Building Lease Space Available -
Main Level 2,100 SF ; Upper Level 1,525 SF
- Excellent building in a business park.
- High Traffic Hard Corner off Broadway and Skyline
- Large Shared Parking Lot
- Multiple Access Points in and out with full traffic movement
- Adjacent from Walgreens

DETAILS

Main Level	2,100 SF
Upper Level	1,525 SF

Total Space	3,635 SF
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Lease Rate:

Main Level \$16/SF Modified Gross
*Utilities to be billed out pro rata share 58%

Upper Level \$12/SF Modified Gross
*Utilities to be billed out pro rata share 42%



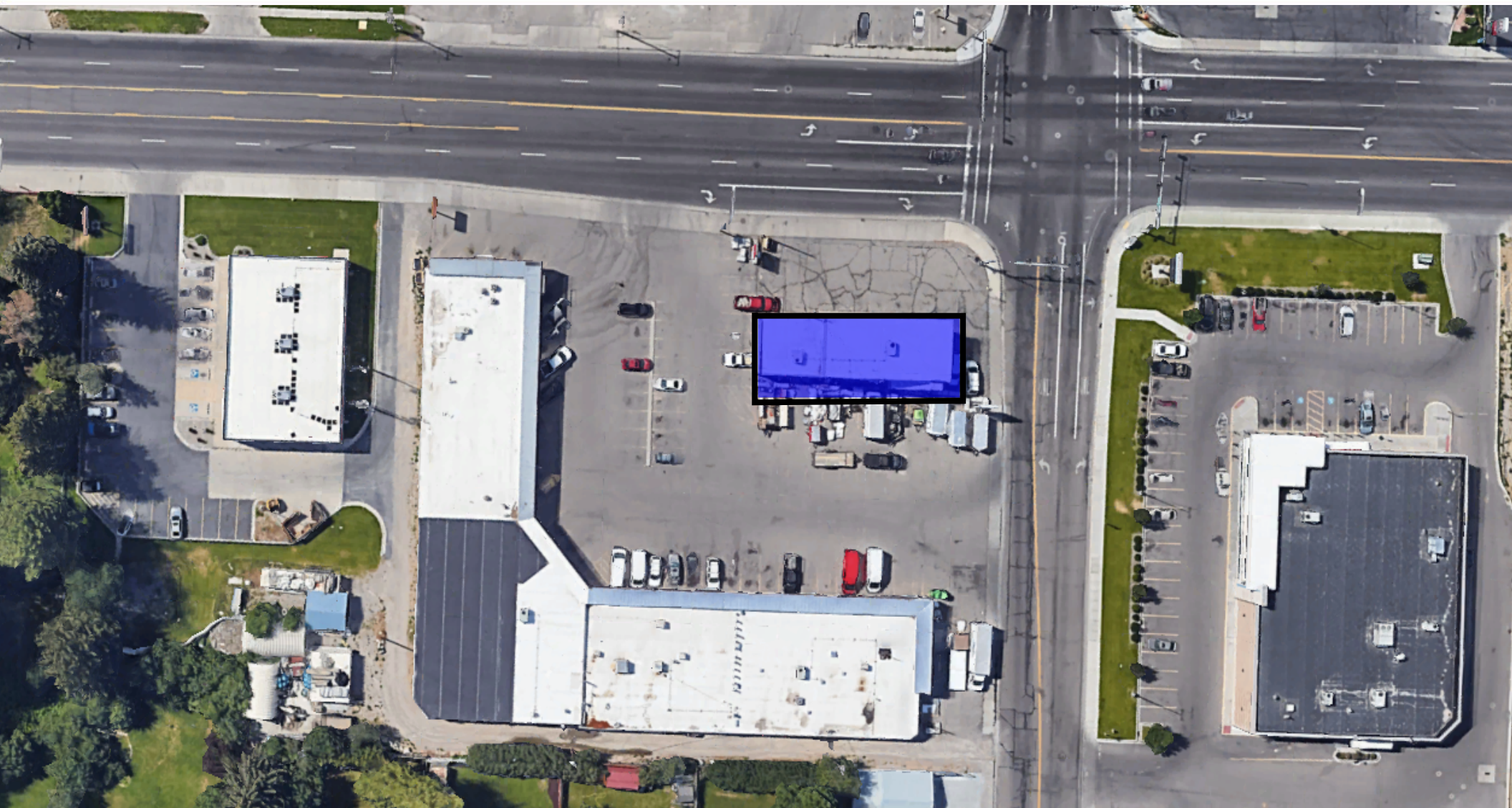
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Aerial Close Up

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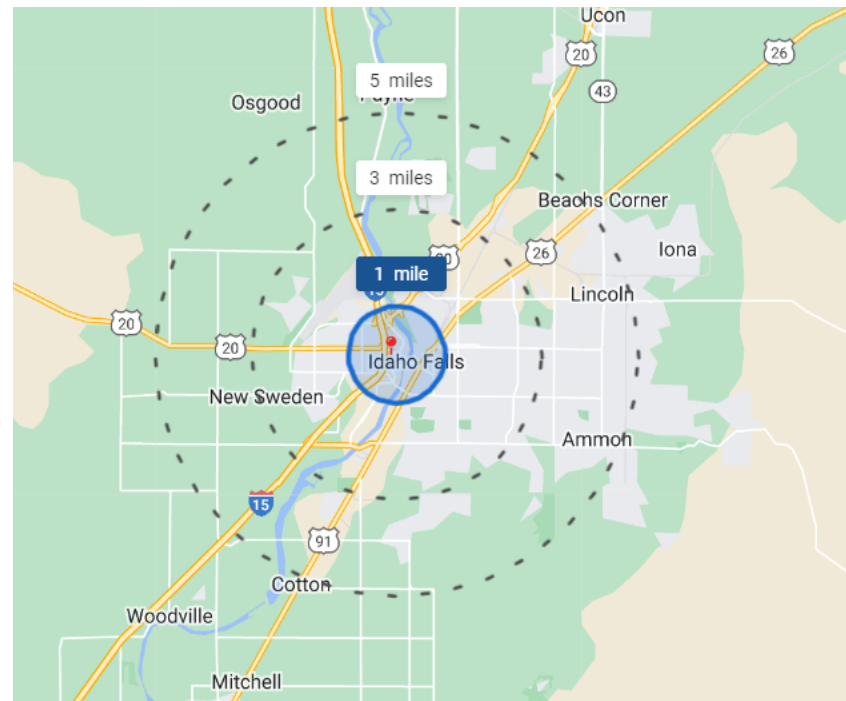
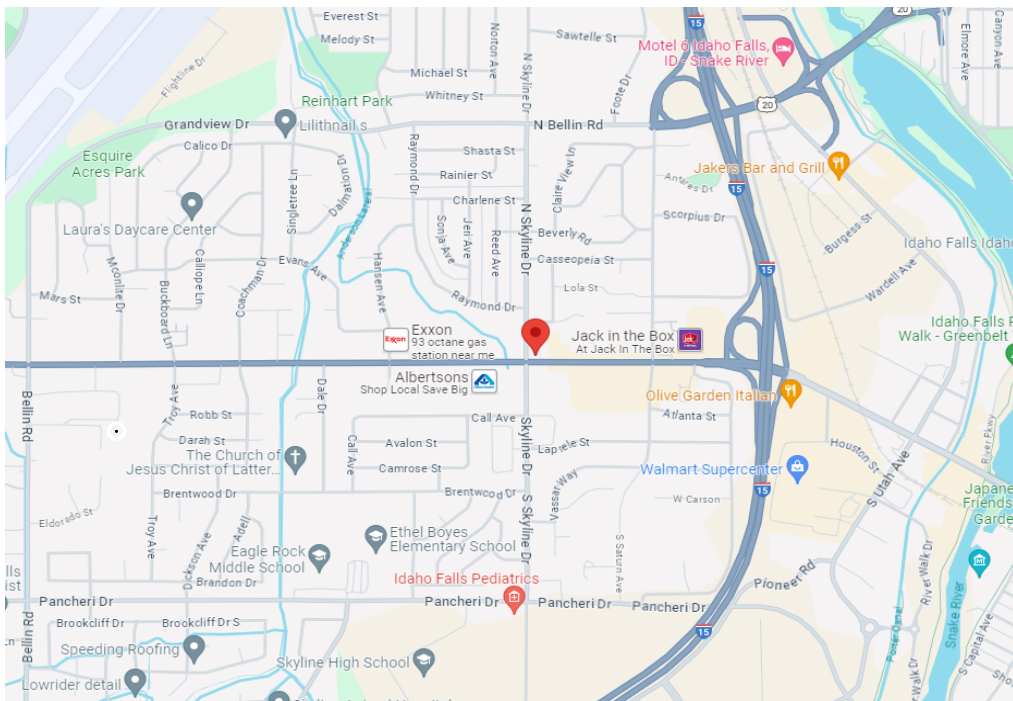
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PROPERTY AERIAL

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Demographics



	POPULATION		HOUSEHOLD MEDIAN INCOME		Median Age
1 MILE	24,000	UP 2 %	\$56,200		33
3 MILE	74,500	UP 1%	\$67,000	UP 17%	33
5 MILE	114,000	UP 1%	\$70,900	UP 20%	32



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PHOTOS

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