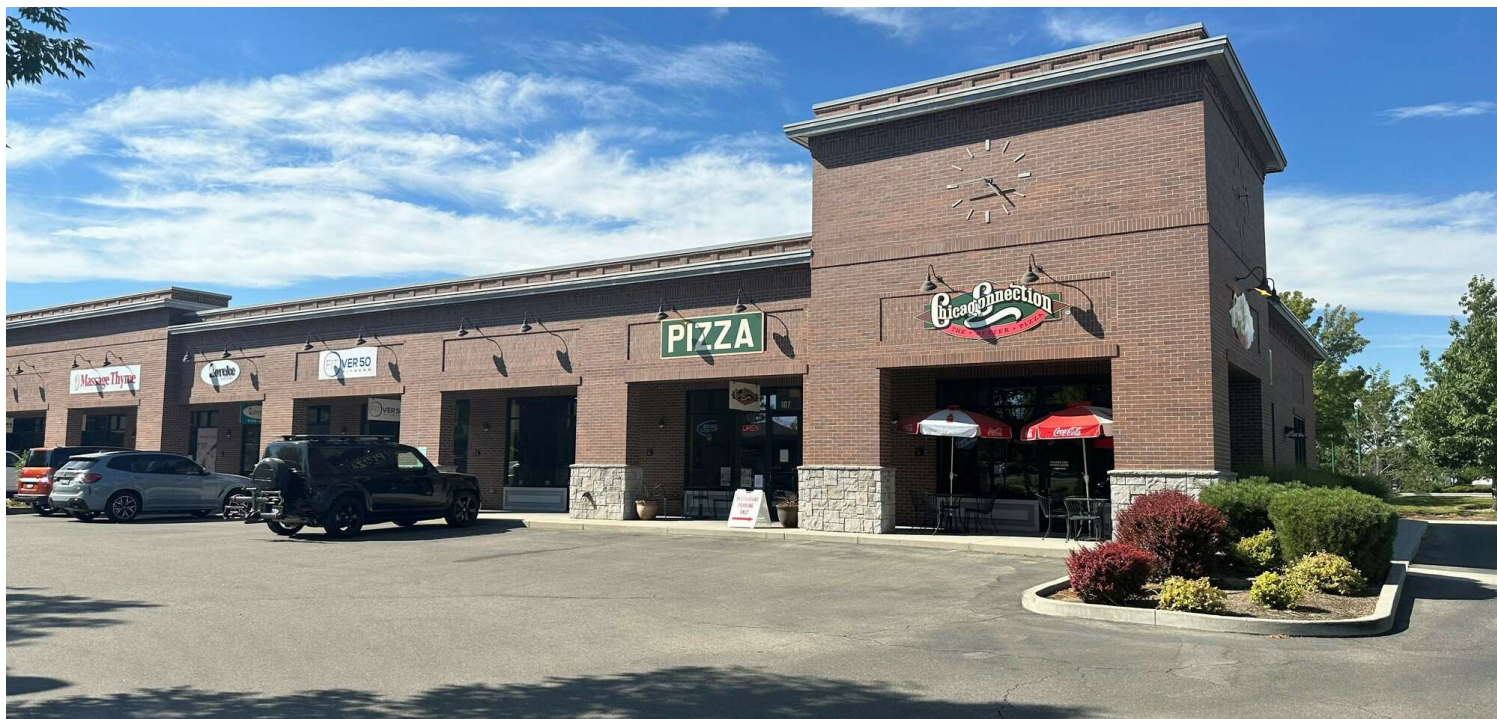


# RETAIL SPACE FOR LEASE 1545 E. IRON EAGLE DR.

Eagle, ID 83616



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$25.00 SF/yr (NNN)

## PROPERTY INFORMATION

**COUNTY:** Ada

**MARKET:** Boise City / Nampa

## BUILDING DATA

**TOTAL BLDG. SF:** 13,200 SF

**YEAR BUILT:** 2005

**ZONING:** MU

## LISTING DATA

**UNIT 107:** 3,079 SF

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this 3,079 SF retail space for lease, located in Eagle, ID. The space features a spacious interior with a kitchen, seating area, patio, and a party room. The property is beautifully landscaped and offers ample parking for both tenants and customers. Please contact the agents prior to scheduling a showing.

## PROPERTY HIGHLIGHTS

- Convenient location right off of E. State St.
- Located in the center of Eagle
- End cap unit with great exposure to State Street and Edgewood
- Tenant improvements allowance is negotiable
- Currently Chicago Connection
- Commercial kitchen built out ready for another restaurant or other retail tenant

Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# RETAIL SPACE FOR LEASE 1545 E. IRON EAGLE DR.

Eagle, ID 83616



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

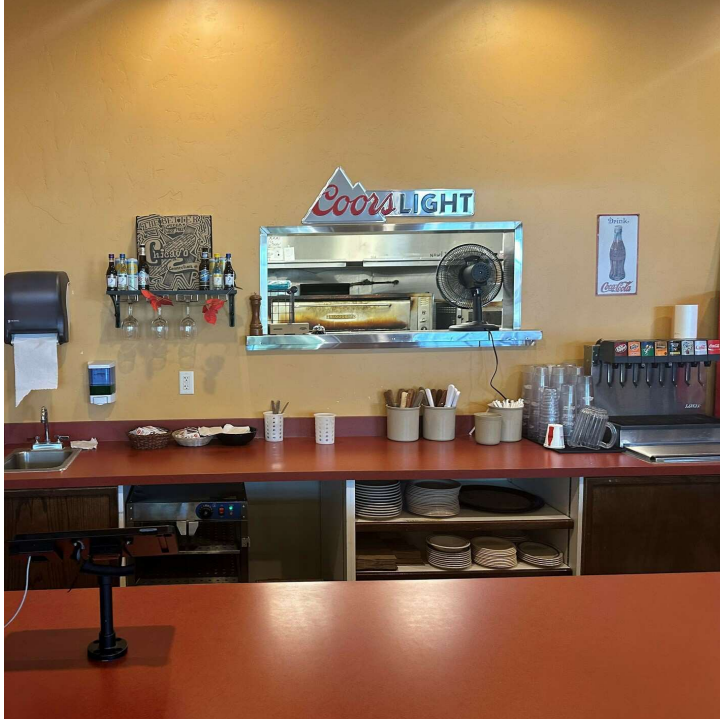
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# RETAIL SPACE FOR LEASE 1545 E. IRON EAGLE DR.

Eagle, ID 83616



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# RETAIL SPACE FOR LEASE 1545 E. IRON EAGLE DR.

Eagle, ID 83616



Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

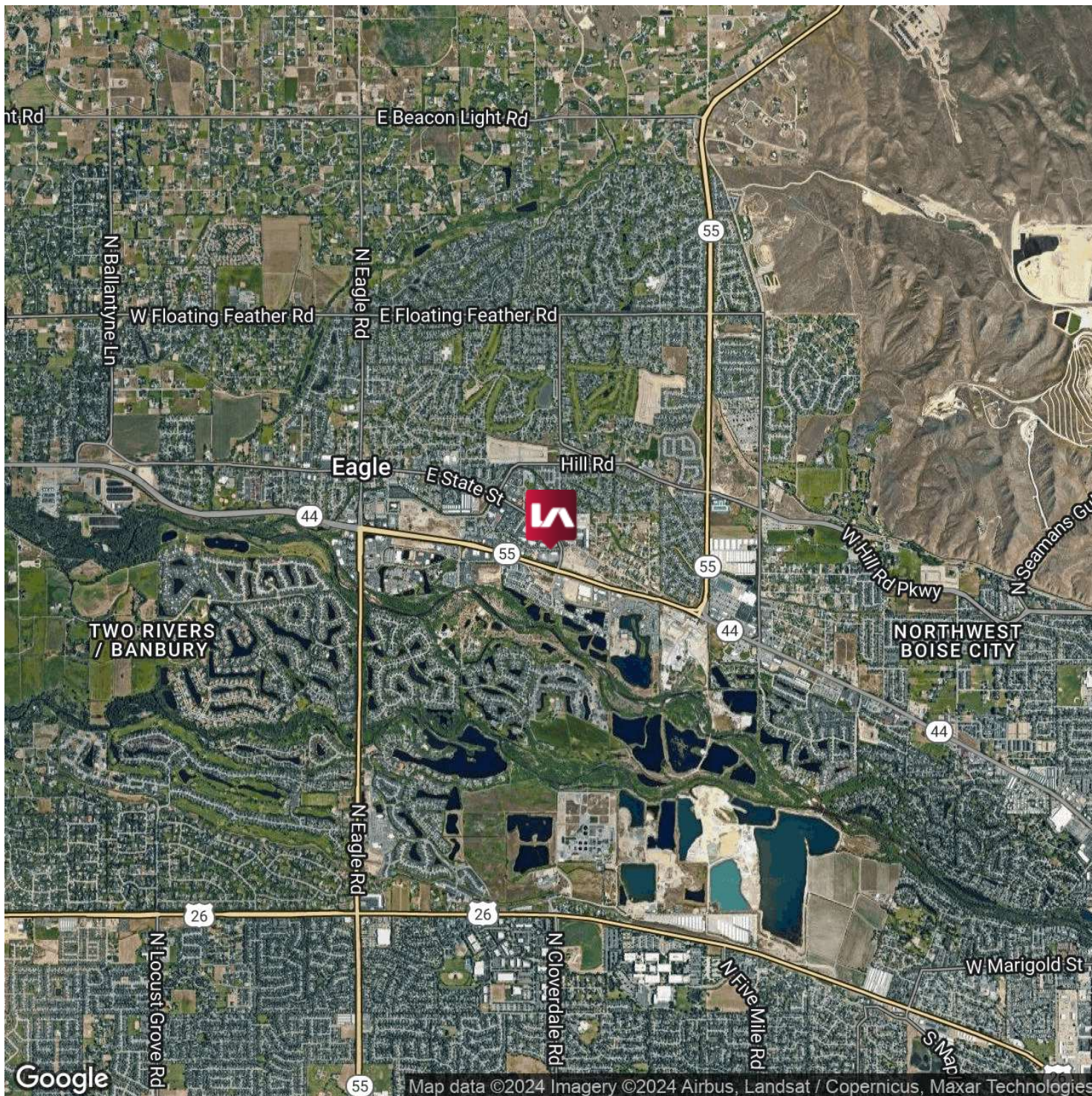
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# RETAIL SPACE FOR LEASE 1545 E. IRON EAGLE DR.

Eagle, ID 83616



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



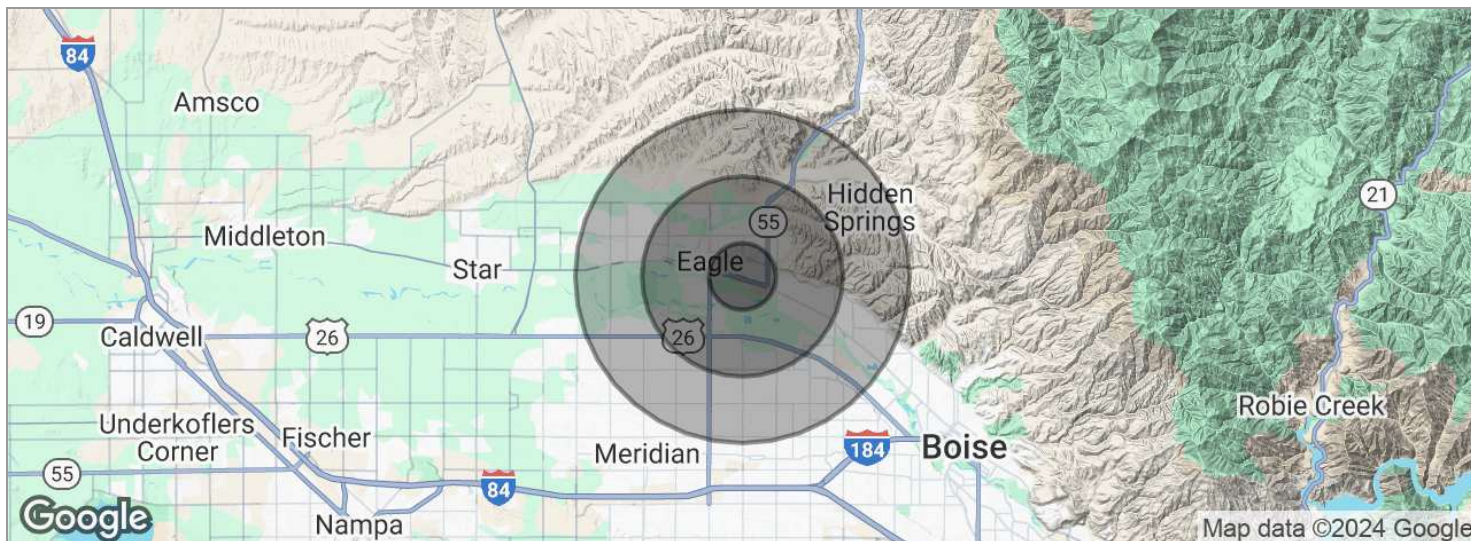
Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# RETAIL SPACE FOR LEASE 1545 E. IRON EAGLE DR.

Eagle, ID 83616



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,287	41,434	115,134
Median age	41.8	39.0	37.1
Median age (Male)	41.9	38.9	36.7
Median age (Female)	41.8	39.4	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,146	15,409	42,893
# of persons per HH	2.5	2.7	2.7
Average HH income	\$81,451	\$91,691	\$83,402
Average house value		\$352,212	\$245,549

\* Demographic data derived from 2020 ACS - US Census

Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.