

Retail/Office Space for Lease

404 S. Eagle Road | Eagle, ID 83616



 LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

RETAIL/OFFICE SPACE FOR LEASE 404 S. EAGLE ROAD

Eagle, ID 83616



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ECONOMIC DATA

LEASE RATE: \$24.50 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Eagle

BUILDING DATA

BUILDING SF: 5,976 SF
YEAR BUILT: 2000
ZONING: CBD-DA

LISTING DATA

AVAILABLE SF: 1,625
SUITE: B

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1,625 SF retail/office space for lease. The building is prominently located in front of Albertsons, at one of the busiest intersections in the state. This listing features available tenant signage and offers excellent visibility on State Street with a traffic volume of 34,000 VPD and an additional 54,000 VPD on Eagle Road. Ample on-site parking and multiple access points ensure convenient entry to the property.

PROPERTY HIGHLIGHTS

- Excellent co-tenancy with local & national restaurants and retailers
- Located in the heart of Eagle
- Anchored by Albertson's
- Space is suitable for retail or office
- Signage available on monument sign

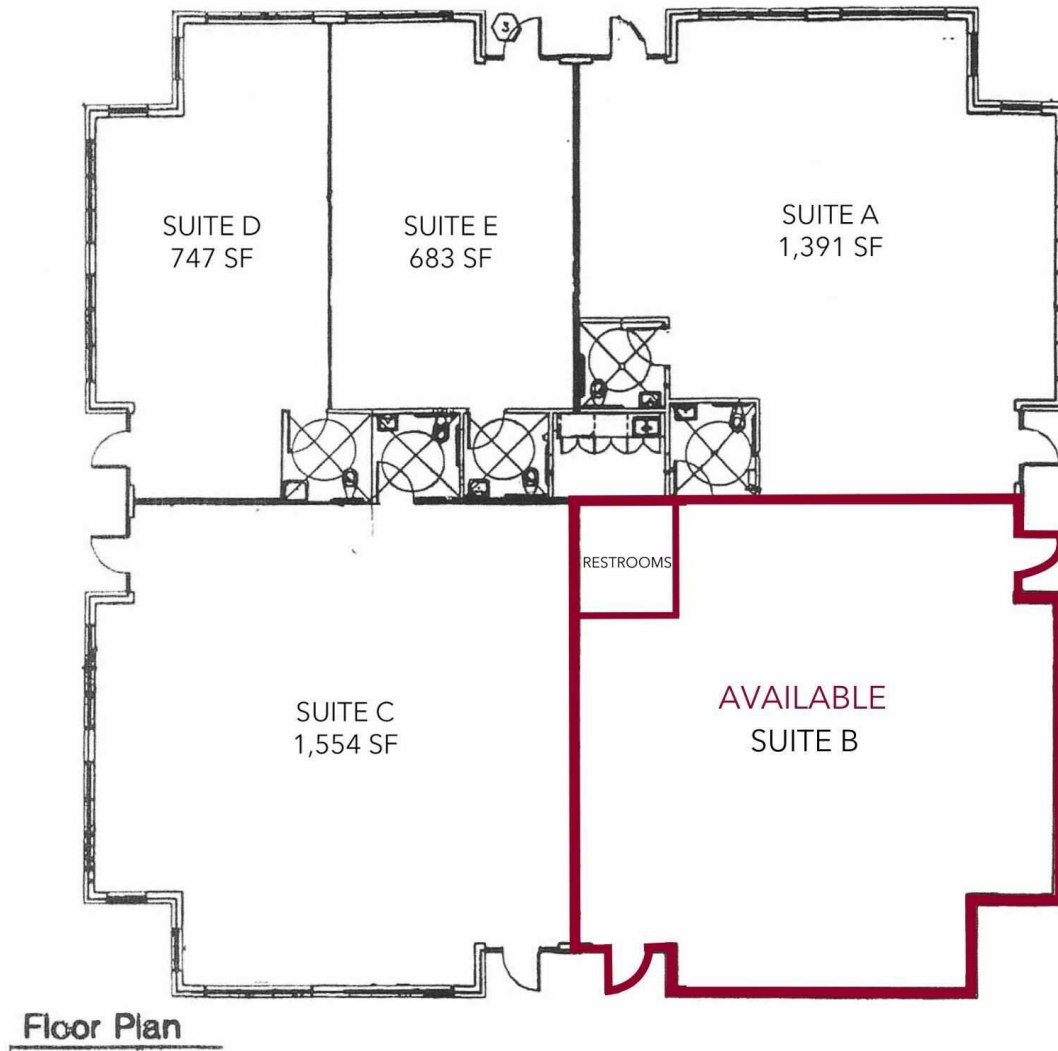
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	1,625 SF	NNN	\$24.50 SF/yr

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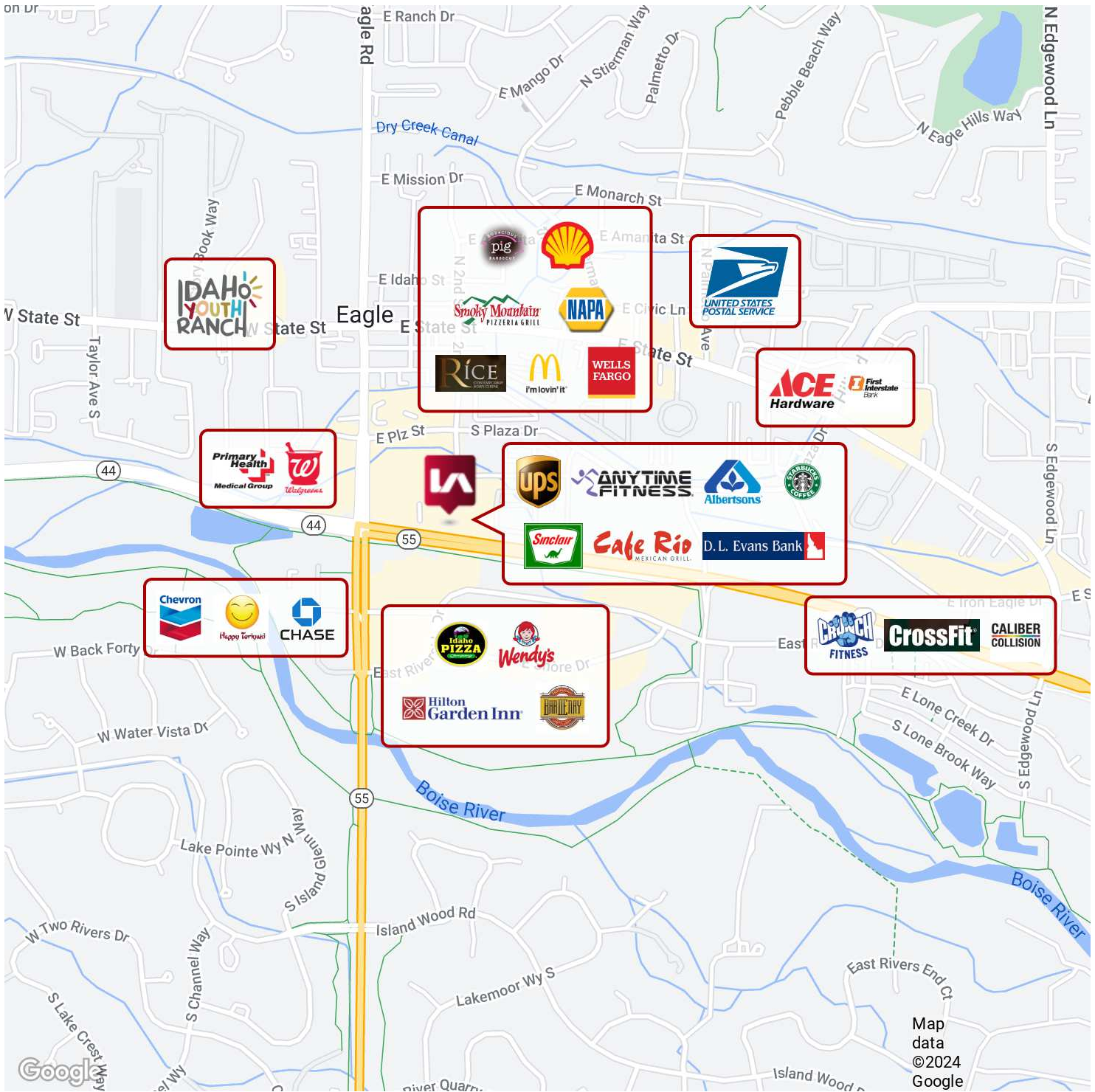
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Eagle, Idaho

Eagle, Idaho is located in Ada County, just 10 miles northwest of Boise with a population of 32,100 residents. Eagle is known for its beautiful scenery nestled in the Boise foothills and family-friendly community. This city also has a wide variety of different parks and outdoor amenities to enjoy including Eagle Island State Park, Boise River Greenbelt, The Ada/Eagle Sports Complex, and golf courses etc. One popular local activity in Eagle is the Eagle Saturday Market held in the heart of Downtown Eagle, that offers local produce, arts & crafts, woodwork, specialty food items and more!

Eagle News & Statistics

- 57.2% of total population that is in civilian labor force
- Mean travel time to work is about 22.5 minutes
- Median Household Income from 2016-2020 is \$91,414
- Since 2010, the City's population has an annual growth of over 4.5%
- Some of Eagle's Improvement Projects include an Eagle Rd. pedestrian & bicycle bridge, Hwy 44 pedestrian Crossing, regional sports park, and Downtown Eagle mobility improvements

[census.gov](https://www.census.gov), [cityofeagle.org](https://www.cityofeagle.org)



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	368	1,417	5,816
Median age	41.2	43.8	48.0
Median age (Male)	38.5	40.7	46.6
Median age (Female)	45.4	48.2	50.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	168	679	2,596
# of persons per HH	2.2	2.1	2.2
Average HH income	\$64,736	\$69,335	\$88,302
Average house value	\$308,206	\$324,339	\$352,369

* Demographic data derived from 2020 ACS - US Census

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