



FREESTANDING RESTAURANT WITH DRIVE-THRU FOR LEASE

231 E. STATE STREET

EAGLE, ID 83616

COMMERCIAL

CITY OF EAGLE APPROVED CONCEPTUAL REMODEL RENDERING



NEW CONSTRUCTION RESTAURANT

FOR LEASE | 1,670 SF WITH PATIO AND DRIVE-THRU

PROPERTY INFORMATION

Submarket: Downtown Eagle	Lease Terms: 10 Years
Bldg Type: Restaurant	Lease Type: NNN
Bldg Size: 1,670 SF	TI Allowances: Negotiable
Lot Size: 0.320 Acres	Available: Immediately
Parking: Ample w/ Drive-Thru	

AVAILABLE SPACE:

SPACE:	RSF:	RATE/SF:
Freestanding Restaurant	1,670 SF	Contact Agent

LISTING COMMENTS:

- New construction restaurant with **drive-thru and patio seating.**
- **Available immediately.**
- **Well-located,** in prestigious Eagle location along main arterial State Street.
- **On-site parking** and ample street parking.
- **Approved drive-thru location** in downtown Eagle.
- **Owner will provide substantial T.I. allowance** for creditworthy tenant.
- **Signalized intersection planned** for 2023.
- **Pylon signage** on State Street.

John Stevens, CCIM | 208.947.0814 | [✉ john@tokcommercial.com](mailto:john@tokcommercial.com)



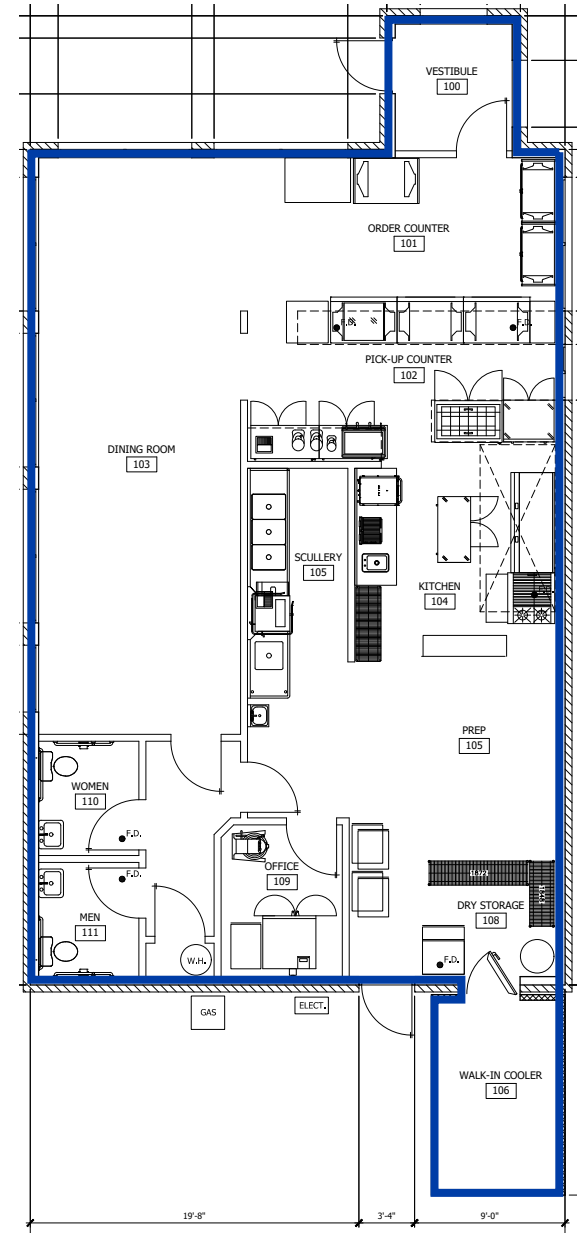
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APPROVED
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CURRENT PROPERTY PHOTOS

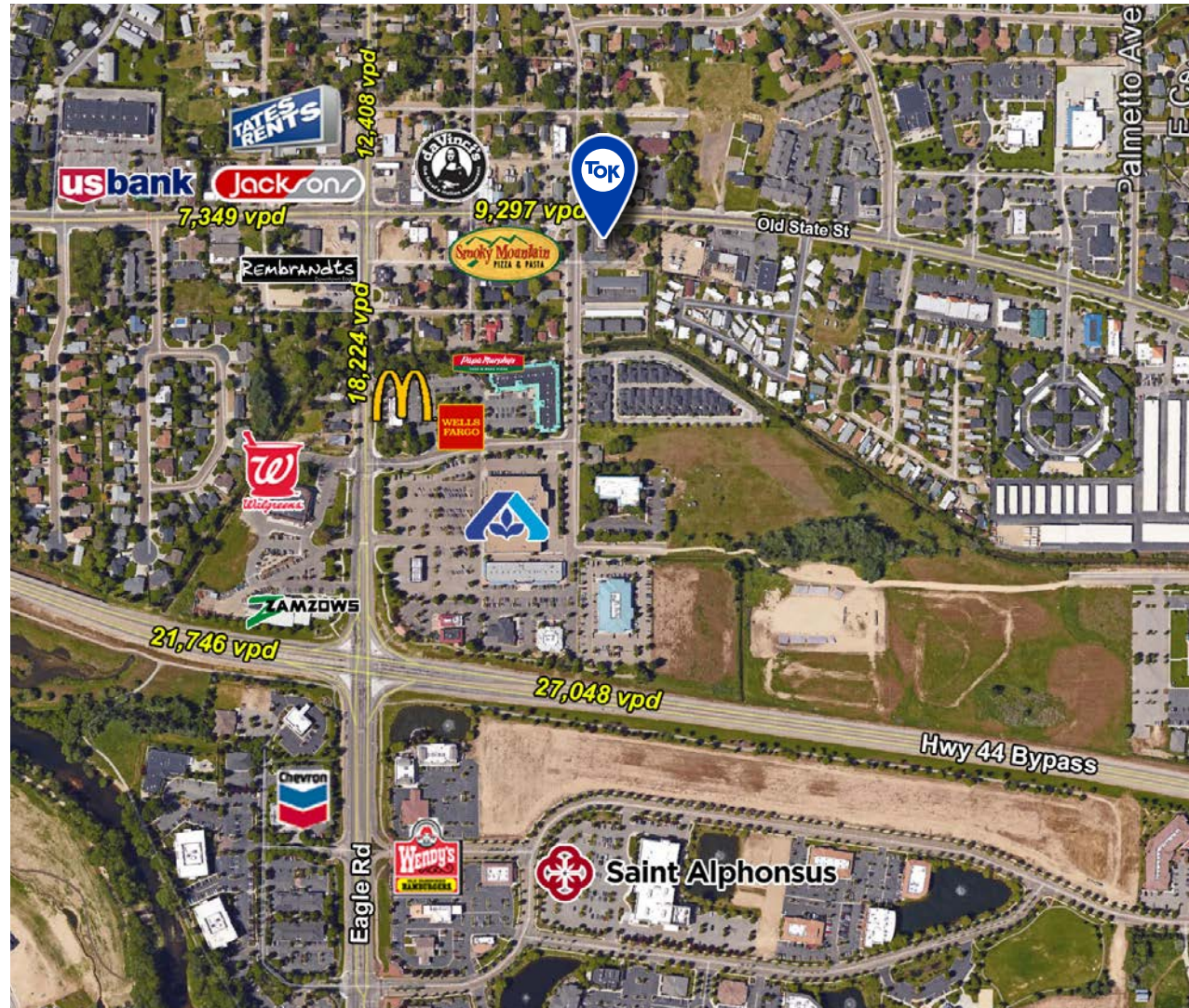
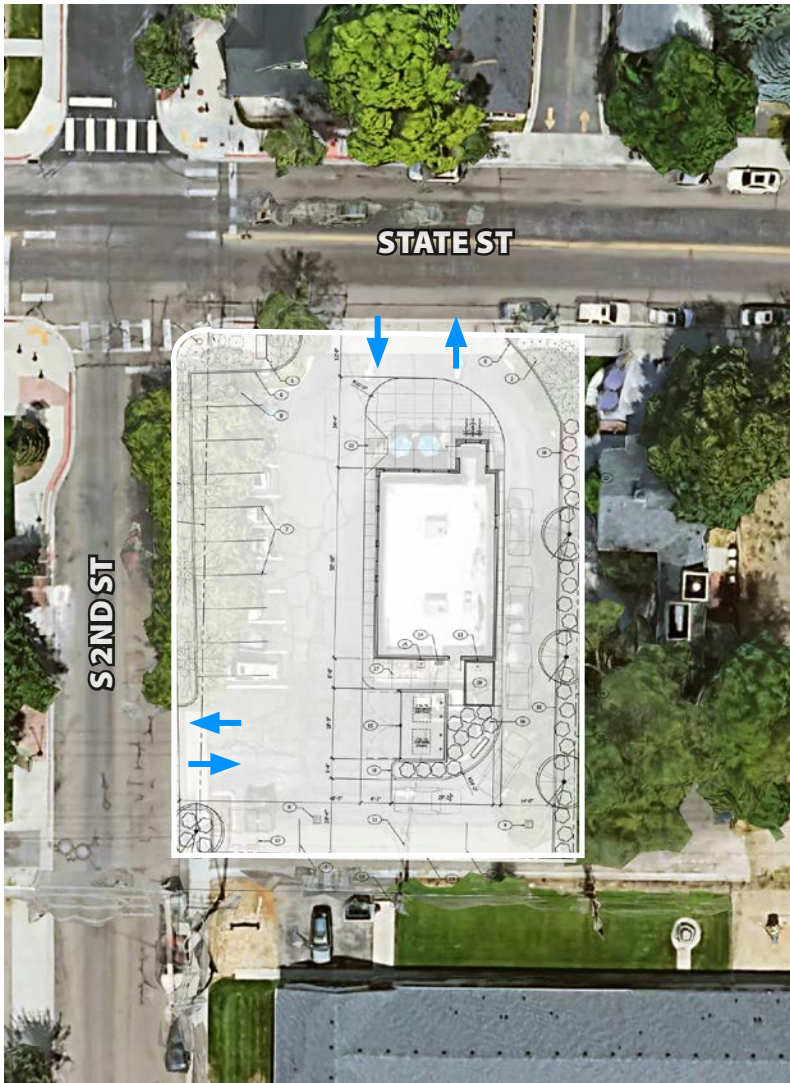




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ACHD EAGLE & STATE INTERSECTION STUDY 2023 SIGNALIZED INTERSECTION PLANNED

