

RETAIL PAD

For Sale / Ground Lease



MARK BOTTLES
REAL ESTATE SERVICES



PROPERTY INFORMATION:

Address: TBD Bullock Street
Chubbuck, Idaho 83202

Zoning: Commercial Retail

Available: +/- 2,400 SF
Approximate building
footprint area (80' x 30')

Reduced Price: \$225,000

COMMENTS:

- Excellent location near Texas Roadhouse, Walmart, Lowe's and many other retailers

- Parking lot and utilities are fully in

- TRAFFIC COUNTS:

Yellowstone Highway:

Hurley	25,600 Cars Per Day
Poleline	29,800 Cars Per Day
I-86	34,000 Cars Per Day

- DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10Mile</u>
Population	42,058	60,261	70,887
Avg. HH Income	\$49,149	\$49,959	\$51,131

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

Mark Bottles

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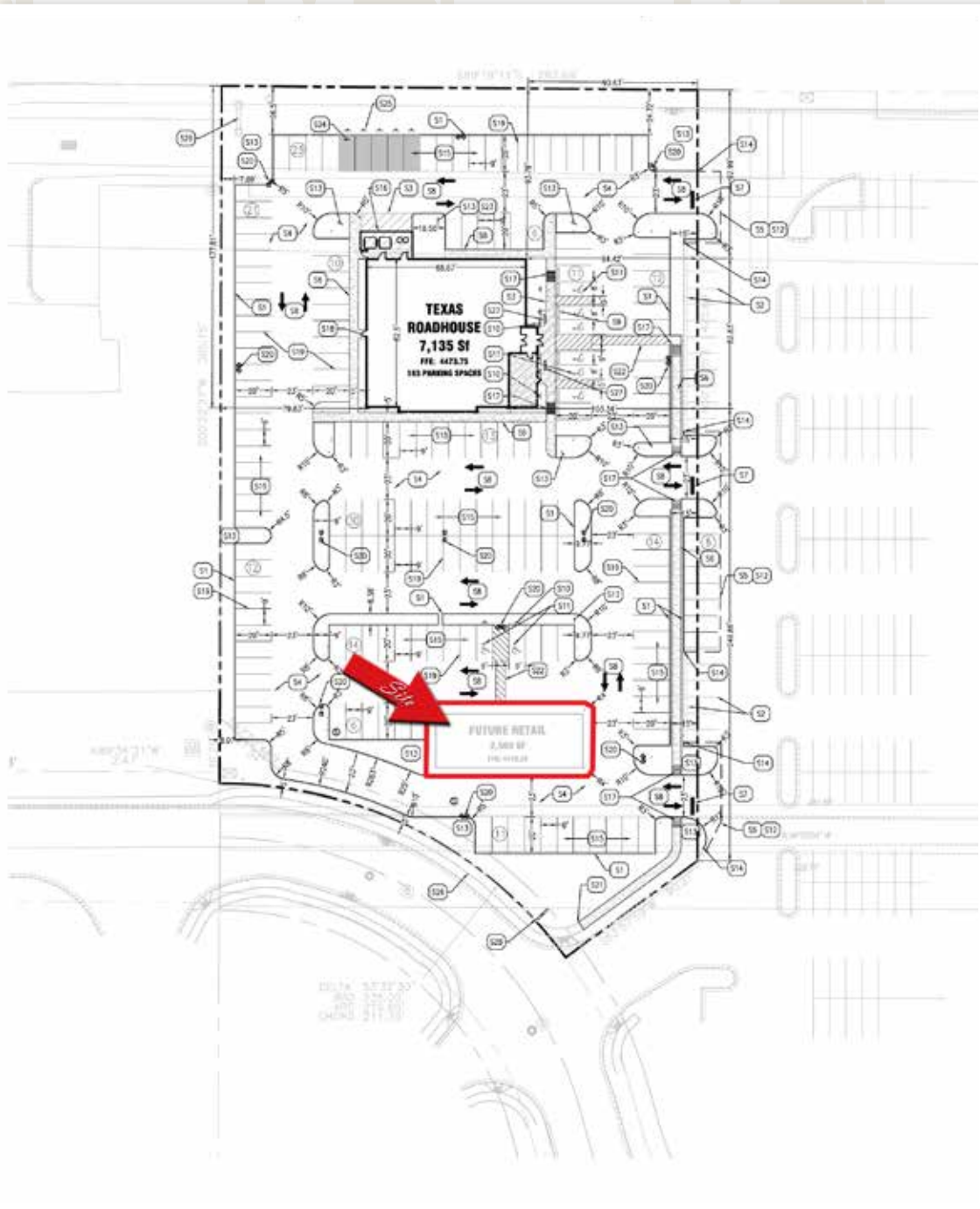


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SITE PLAN

TBD BULLOCK STREET



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