

Please do not communicate with Tenant or Employees



FOR LEASE



SUMMARY

BLDG SIZE	3,906 SF
LOT SIZE	1.094 AC
ADDRESS	3004 E State St Eagle, ID 83616
AVAILABLE	October 14, 2026
ZONING	C-3
YEAR BUILT	2006
APN	R9714000140
ASKING RENT	\$55.00
SERVICE	NNN

HIGHLIGHTS

Rare stand-alone drive-thru at Eagle Promenade - the NE corner of Highway 55 & State Street.

Corner location at the signalized intersection and primary point of ingress/egress.

High incomes and strong population density.

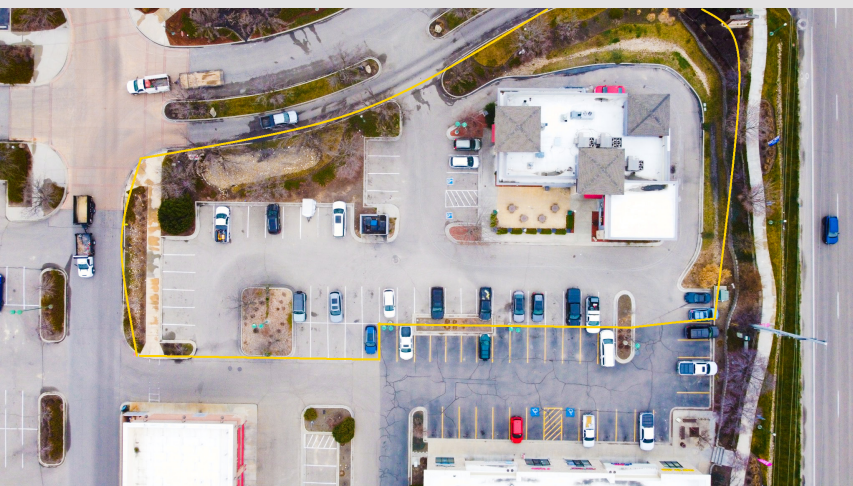
Excellent visibility & convenient access.

Close proximity to major traffic draws including schools, parks, trails, and St. Luke's medical campus.

Anchors include Winco, Home Depot, and Petco.

DEMOS (3 mi)

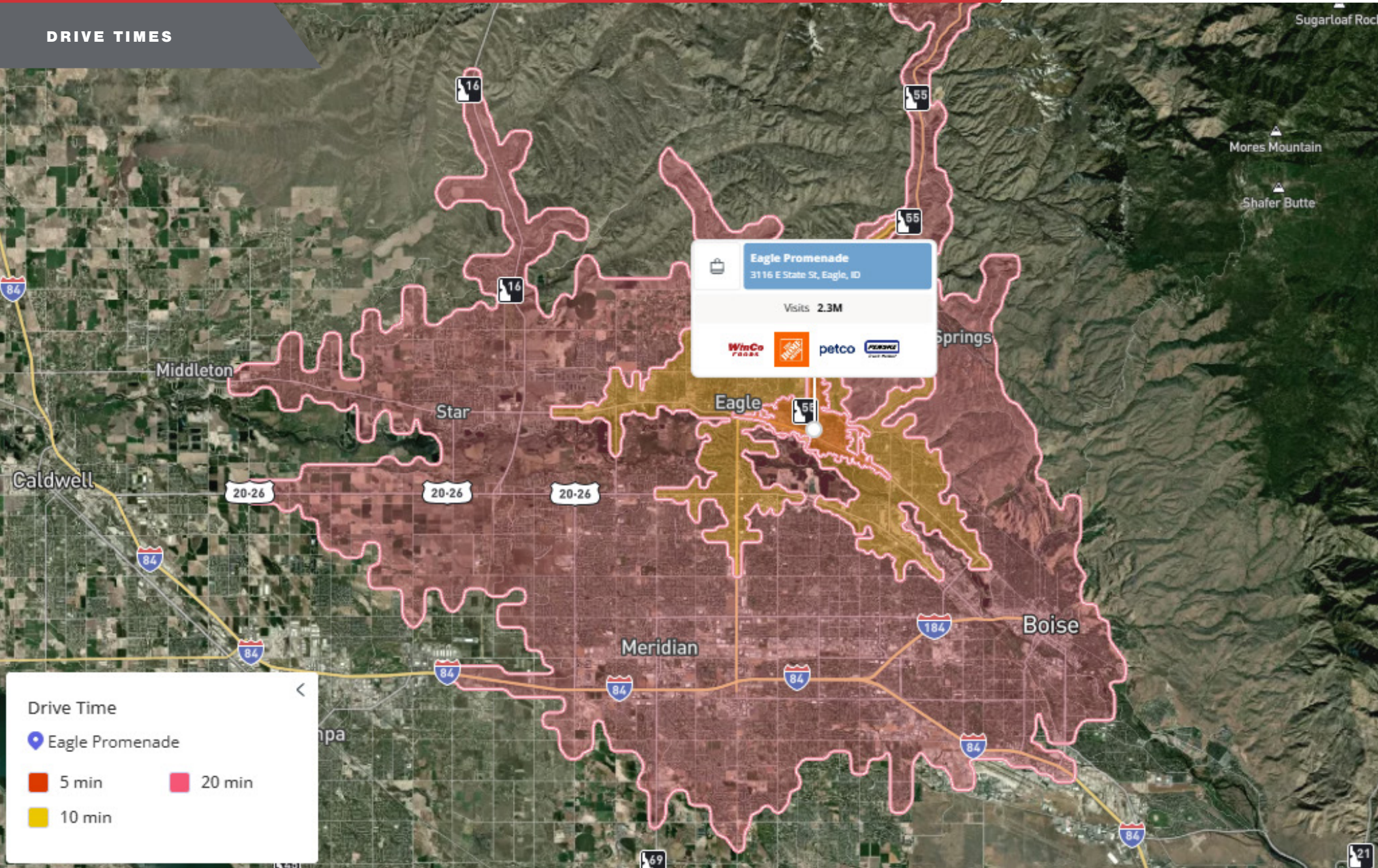
AVG HH INCOME	\$151,385
POPULATION	46,334
COLLEGE ED	62.2%
TRAFFIC	32,780 VPD (State) 17,372 VPD (Hwy 55)



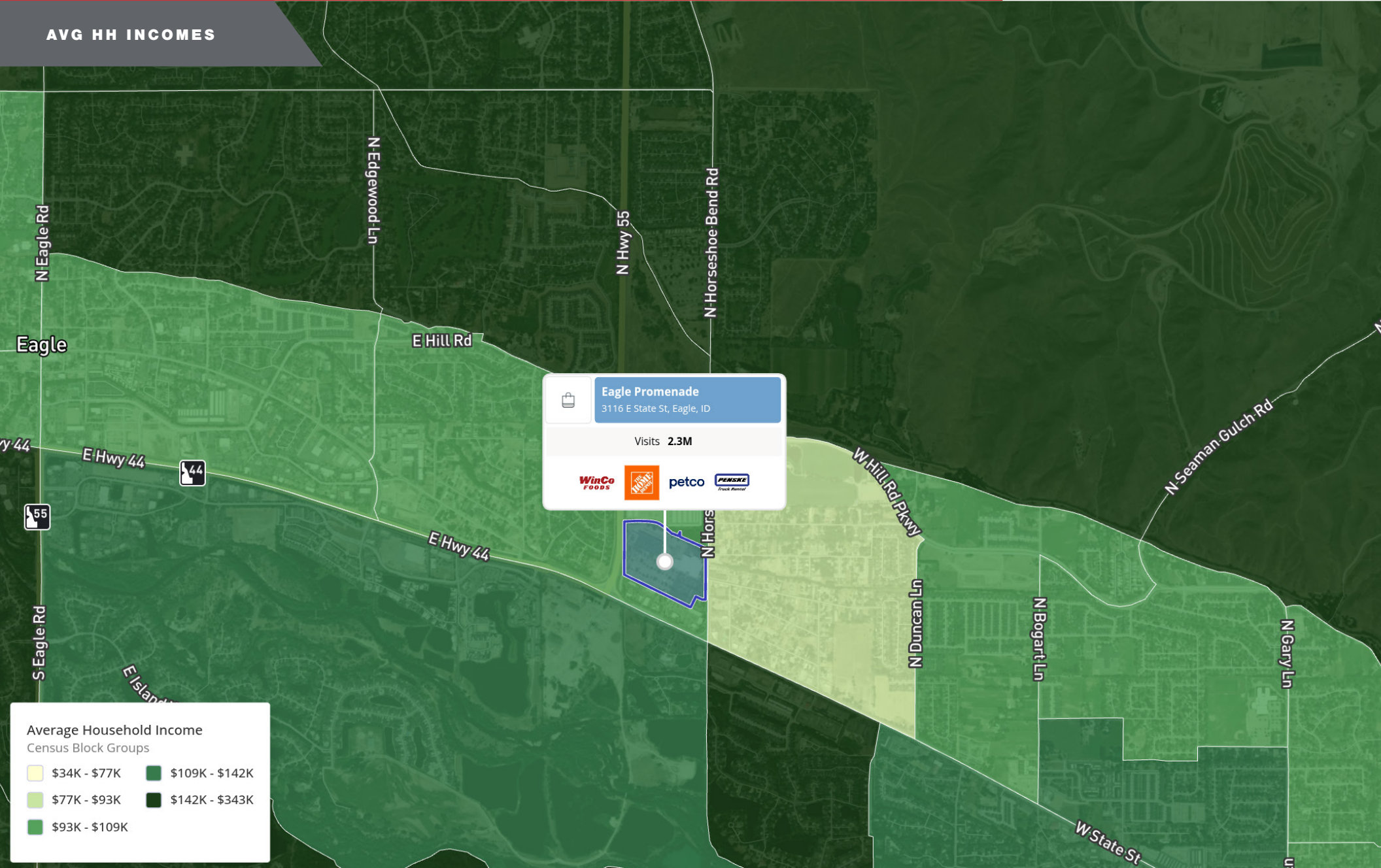
CO-TENANT MAP



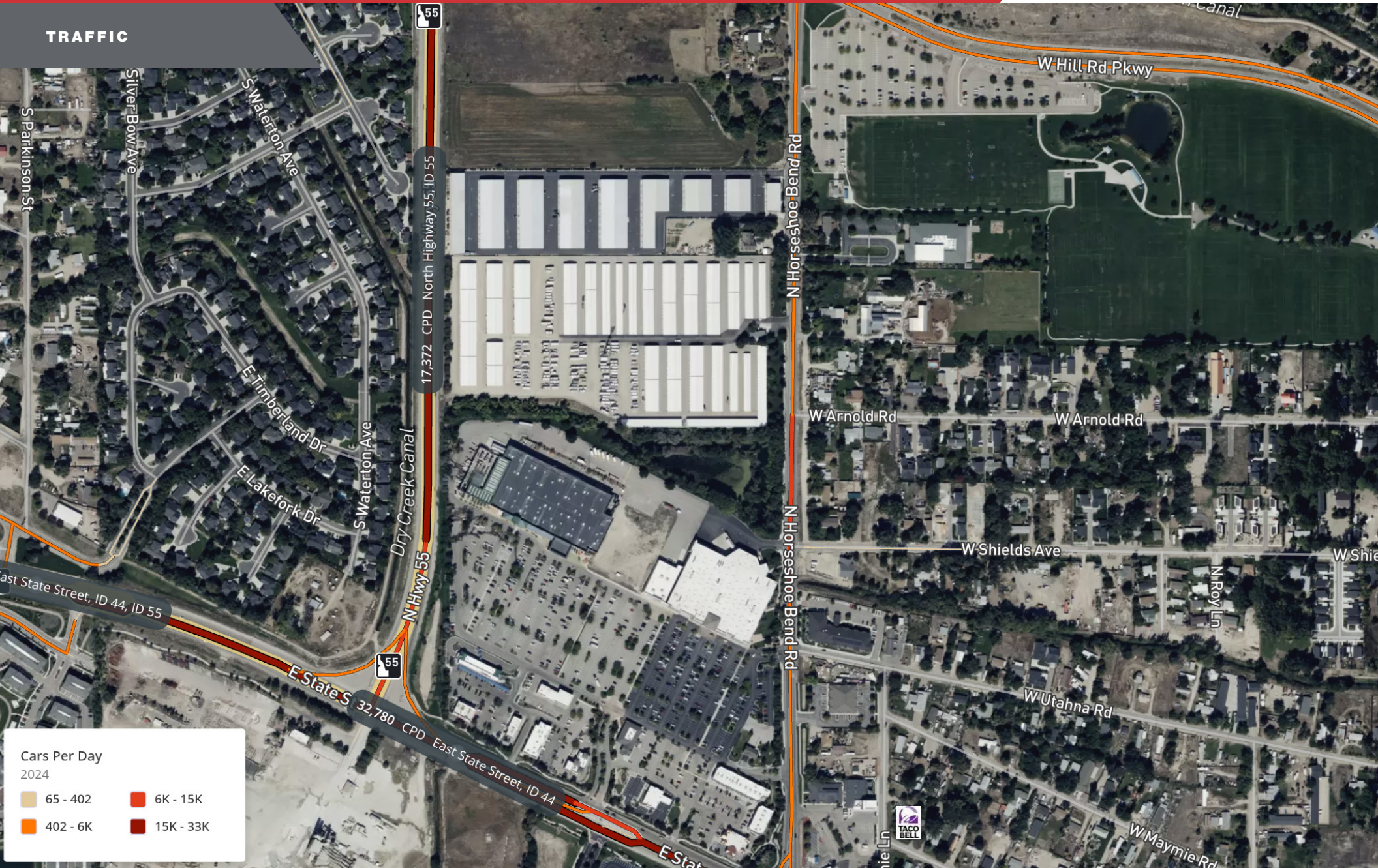
DRIVE TIMES



AVG HH INCOMES



TRAFFIC



AERIAL

