



EAGLE ISLAND CROSSING FOR LEASE

94 N Fisher Parkway, Eagle, ID
SF AVAILABLE: 1,050 SF
BUILDING SIZE: 3,000 SF

PROPERTY HIGHLIGHTS

- Rare Opportunity for Small Office or Retail Space at Eagle Island Crossing
- Open Floor Plan
- High Ceilings
- Great Window Lines
- Acid-Etched Concrete Floor
- Ample Free Parking
- Close To Restaurants, and Other Amenities



AVAILABLE SPACE
1,050 SF



BUILDING SIZE
3,000 SF



LEASE TYPE
NNN



ASKING RATE
\$21.00/SF/YR



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



EXECUTIVE SUMMARY

Available SF: **1,050 SF**

Lease Rate: **\$21.00 SF/yr**

Lease Type: **NNN**

Building Size: **3,000 SF**

Building Class: **A**

Market: **Eagle**

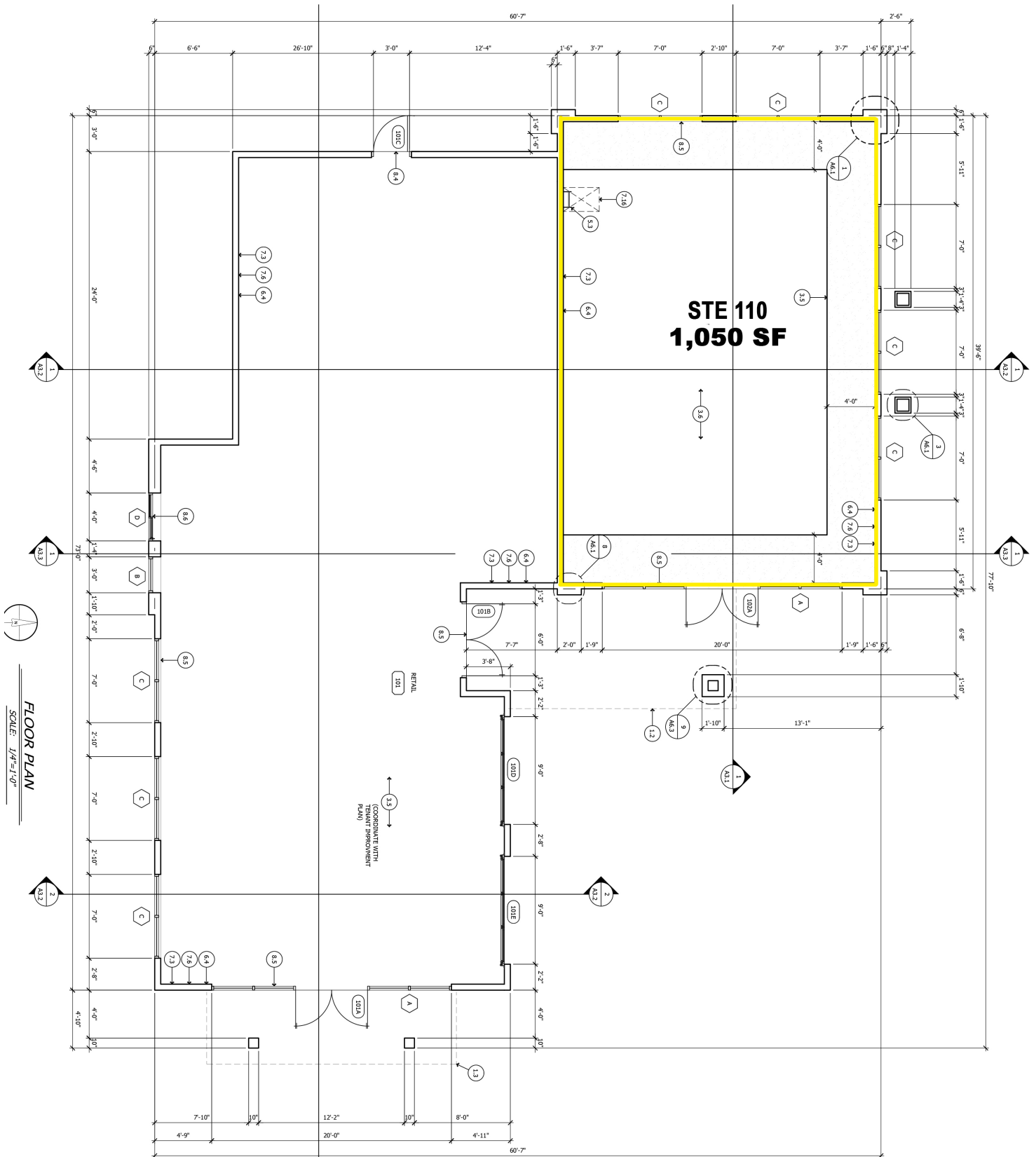
Lease Type: **Office/Retail**



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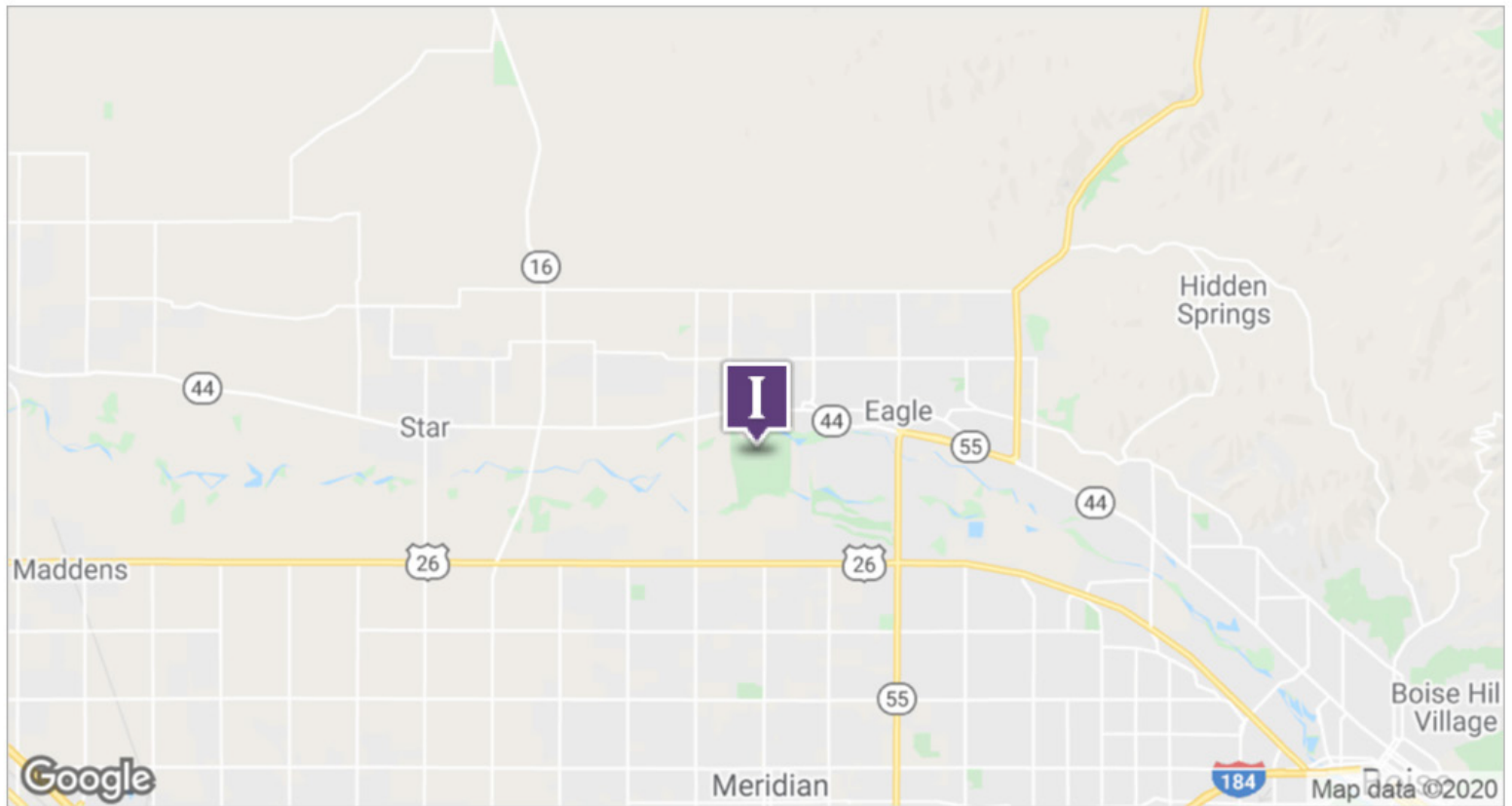
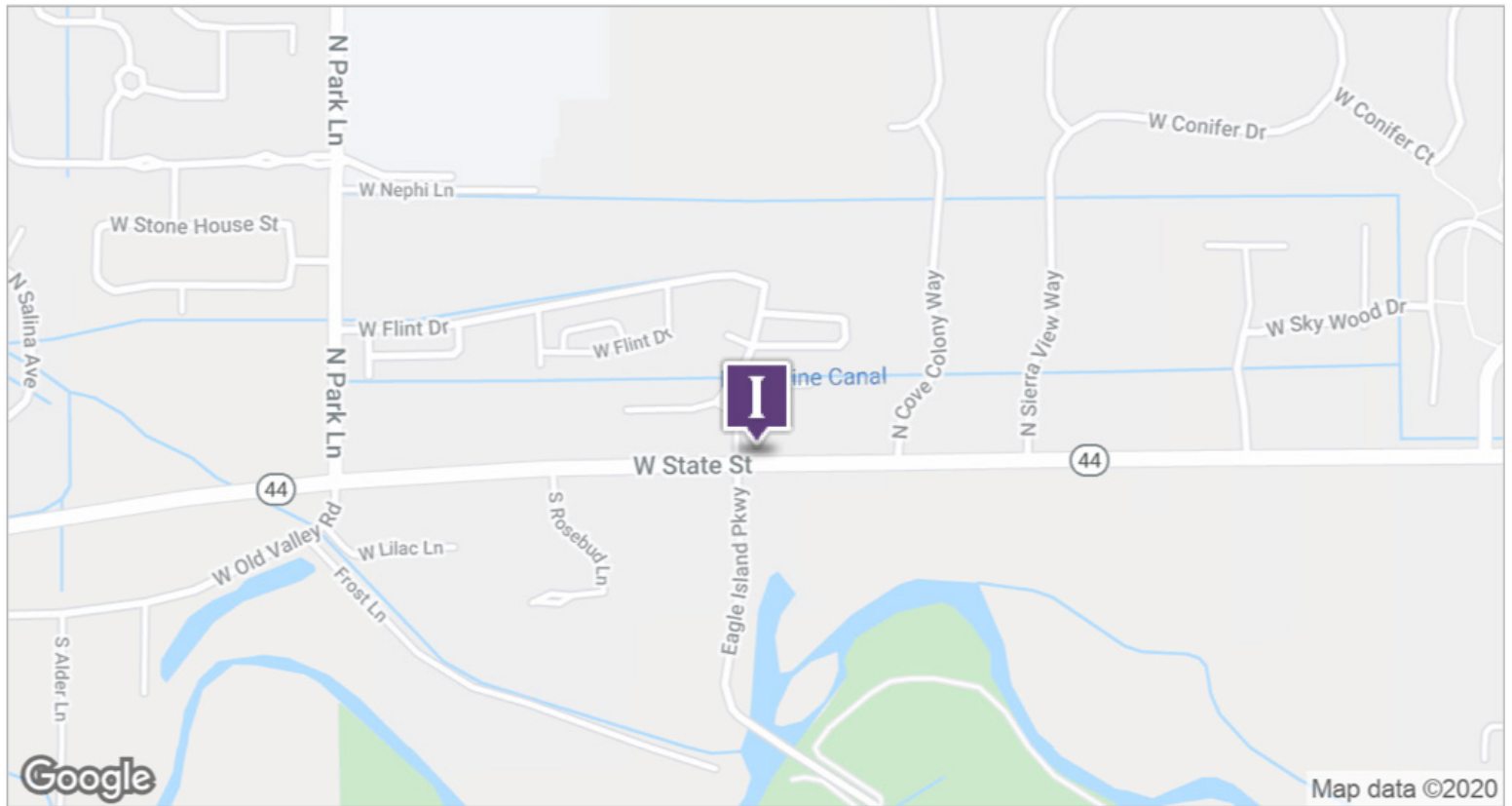
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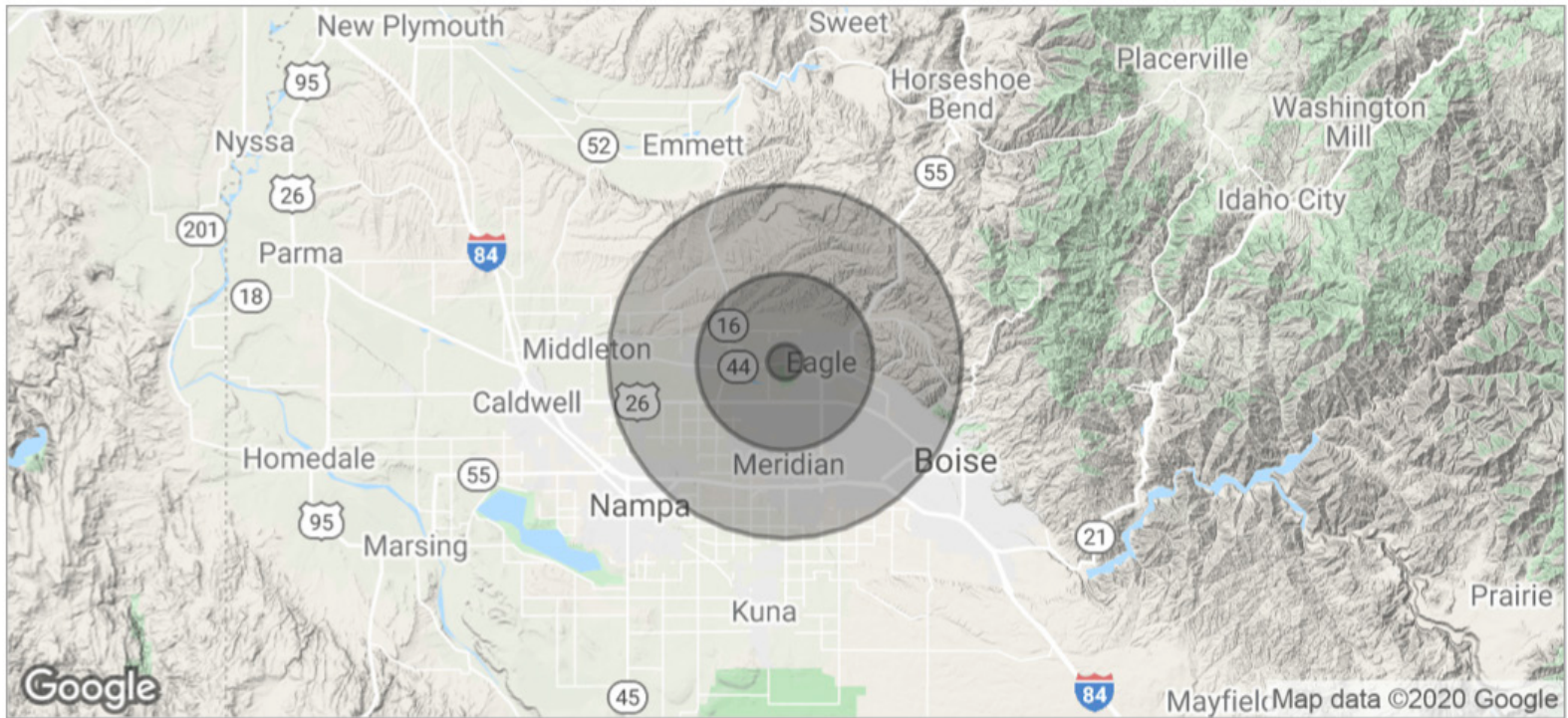
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,980	74,403	269,097
MEDIAN AGE	38.3	35.3	35.4
MEDIAN AGE (MALE)	38.9	35.2	34.9
MEDIAN AGE (FEMALE)	38.0	35.6	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	674	25,941	98,232
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$137,412	\$95,207	\$77,543
AVERAGE HOUSE VALUE		\$265,482	\$245,344

* Demographic data derived from 2010 US Census



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