

RETAIL FOR LEASE OR BUILD TO SUIT | PAD SITES FOR SALE OR GROUND LEASE

HIGHWAY 20 & COUNTY LINE ROAD RETAIL CENTER

SWC US HIGHWAY 20 & COUNTY LINE ROAD, RIGBY, ID 83442



N 35TH E

COUNTY LINE ROAD

44,200 VPD

EXIT 318

7 MIN / 4 MILE
To The Rigby Core

14 MINS / 11 MILES
To Idaho Falls

CLICK TO VIEW
360 ° AERIAL



CONTACT

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HIGHLIGHTS

Prime retail, restaurant, or hotel pads at the Highway 20 & County Line Road interchange.

Positioned in a rapidly growing corridor between Idaho Falls, Rigby, and Rexburg, in an underserved market primed for retail, dining and services.

Exposure to over 44,200 VPD at the interchange.

Flexible options for lease, build-to-suit, ground lease, or pad site.

Planned mixed-use retail and commercial development.

DETAILS

SPACE	SIZE
Retail/Restaurant Space	1,200 SF +
Pad Sites	0.75 Acres +

CONTACT AGENTS FOR PRICING

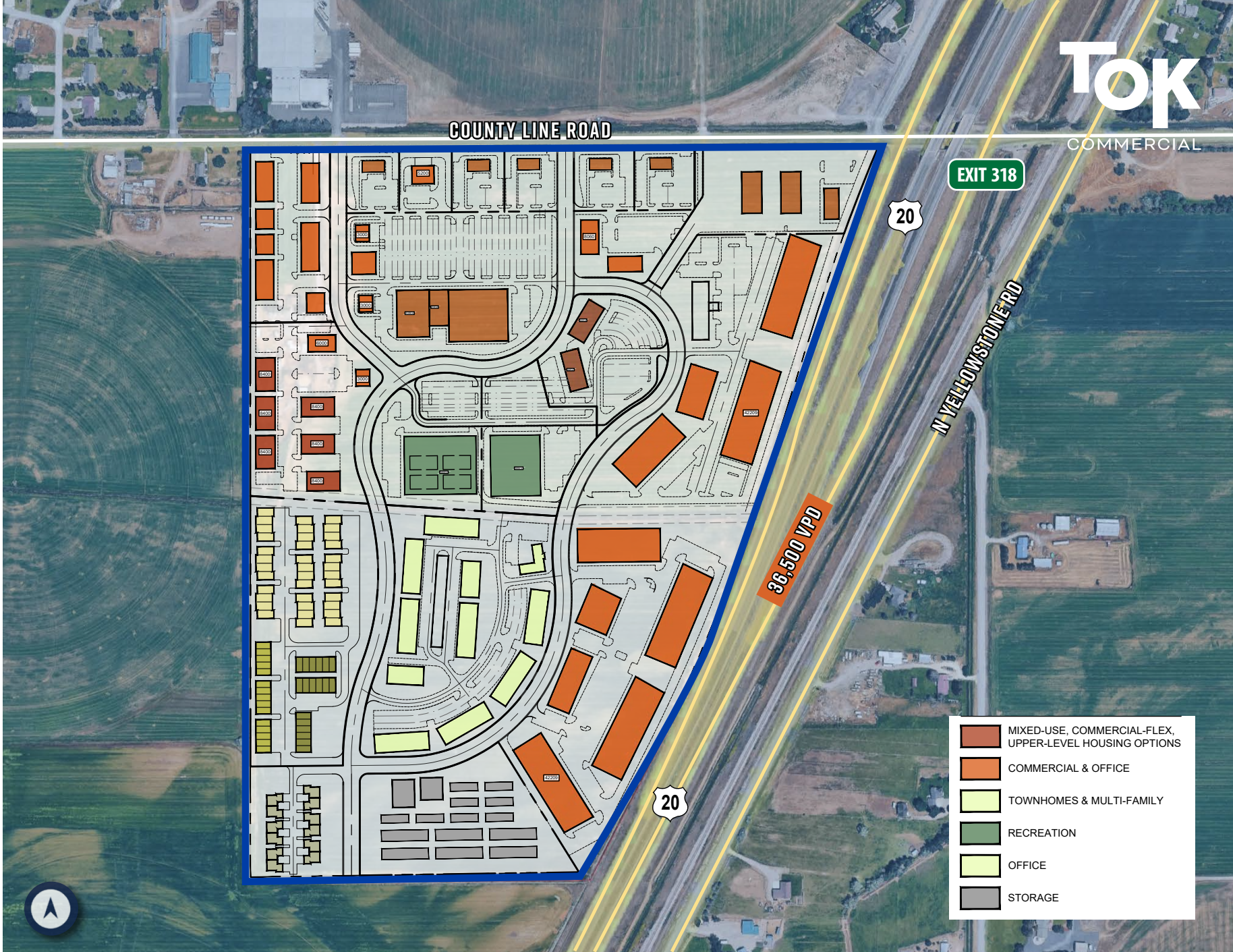
LEASE TYPE:	NNN
ZONING:	C-2, General Commercial
UTILITIES:	In Place

UPDATED: 5.21.2026

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CONCEPTUAL SITE PLAN



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18 MIN / 16 MILES ↗
To Rexburg

RIGBY



← 9 MINS / 6.5 MILES
To I-15 Access

SITE

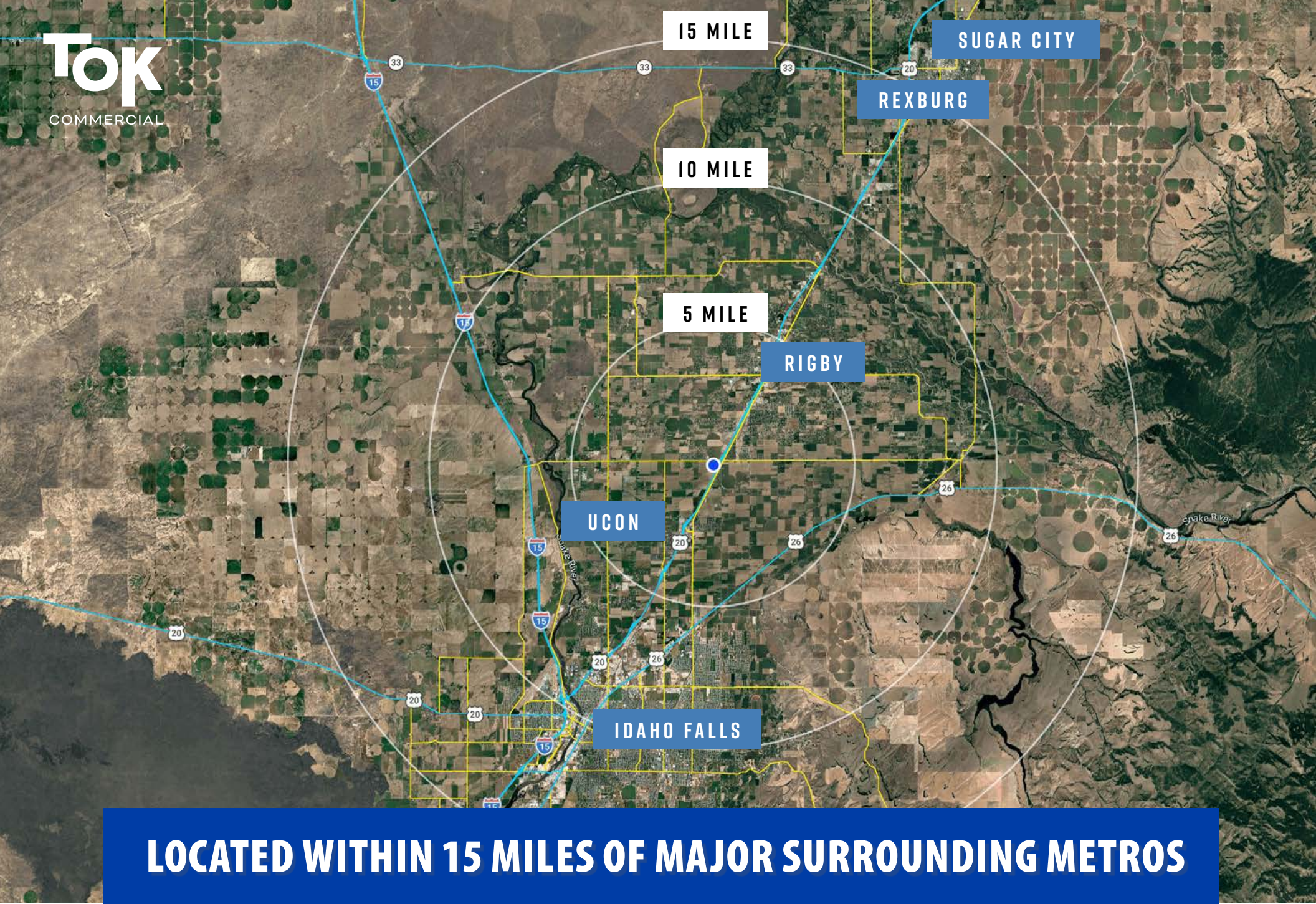
36,500 VPD

UCON

↙ 14 MINS / 11 MILES
To Idaho Falls

— AREA DEMOGRAPHIC SUMMARY —

POPULATION		HOUSEHOLDS		AVG. HH INCOME		DAYTIME POPULATION	
5 MI	26,654	5 MI	7,726	5 MI	\$106,442	5 MI	3,473
10 MI	101,906	10 MI	34,795	10 MI	\$100,240	10 MI	23,510
15 MI	175,543	15 MI	60,855	15 MI	\$107,242	15 MI	48,997



LOCATED WITHIN 15 MILES OF MAJOR SURROUNDING METROS