



FOR LEASE

MID BOX RETAIL 27,680 SQFT-REXBURG

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404 N 2nd E, Rexburg, ID 83440



Lease Offering

Lease Rate	Negotiable/NNN
Lot Size	2.5 Acres
Building Size	27,680 sq. ft.
Year Built	1961
Zoning	General Commercial
Location	Located on 2nd East - Rexburg



Property Overview

Property	Retail Space for Lease, 27,680 sq ft. Prime Location adjacent to Walmart in Rexburg Idaho. Has approximately 2,000 sq ft. Warehouse, Loading Dock, Grade Level door and an outside fenced in compound.
Location	Located on 2nd East - Rexburg

SHANE MURPHY

PRINCIPAL/BROKER
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SHANE@VENTUREONEPROPERTIES.COM

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P.O. BOX 2363
IDAHO FALLS, ID 83403

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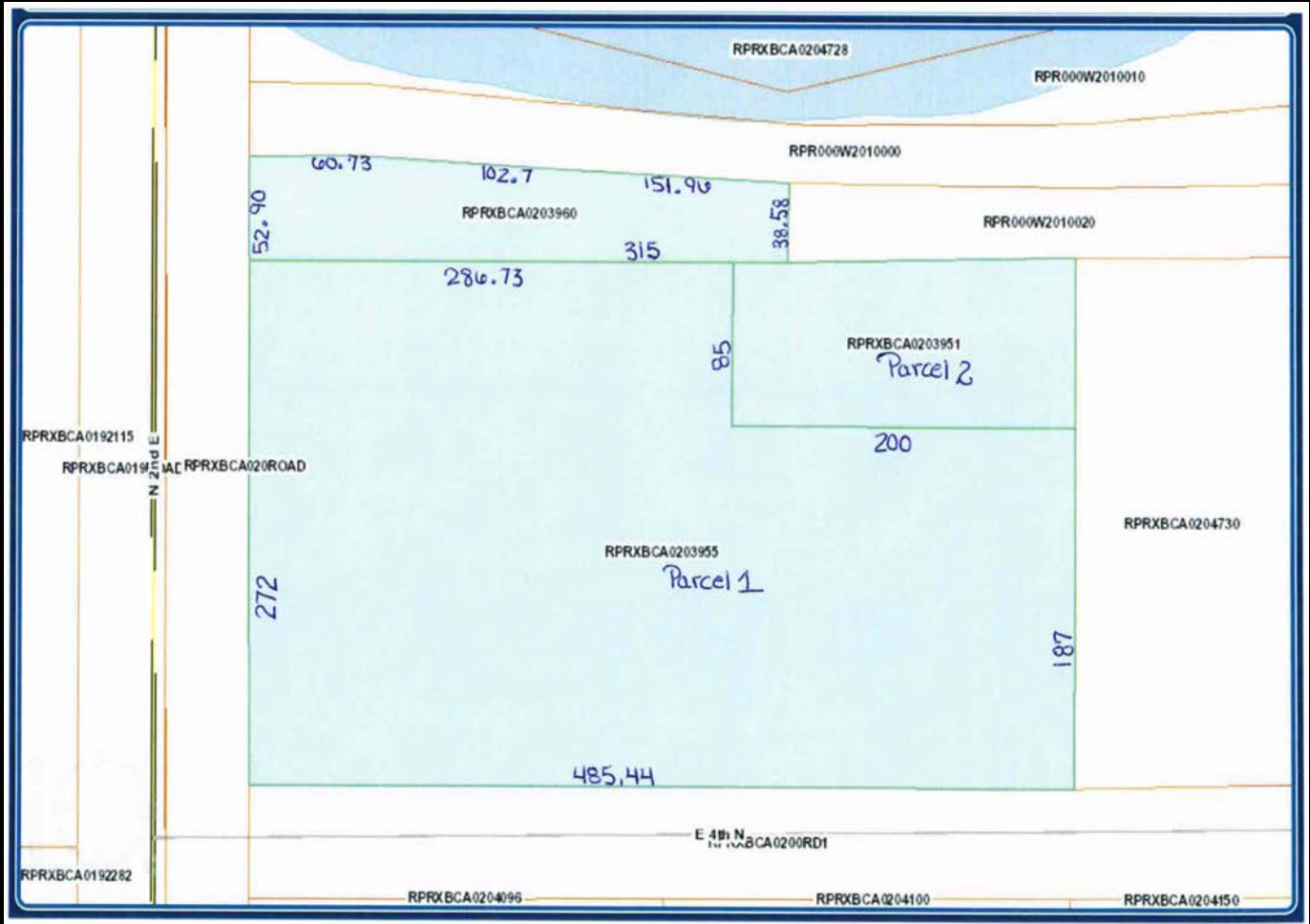
Aerial



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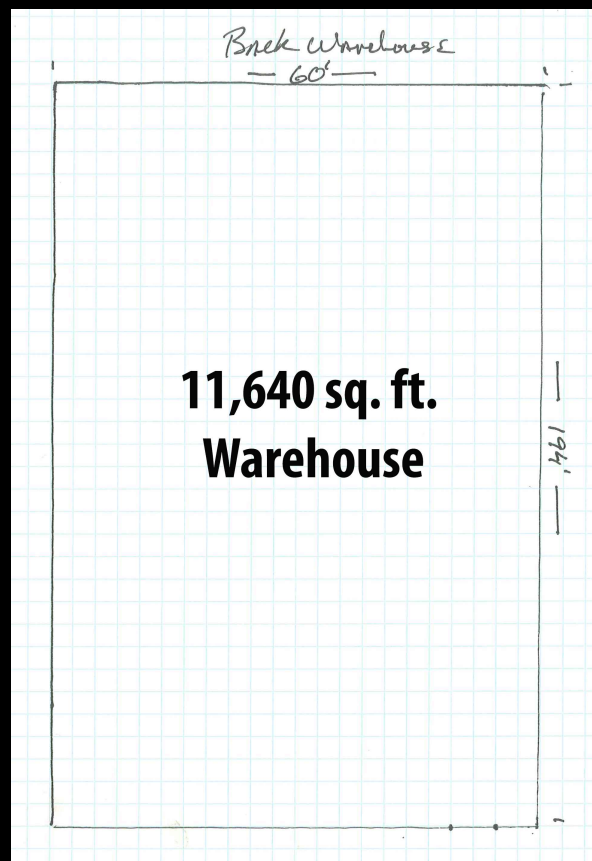
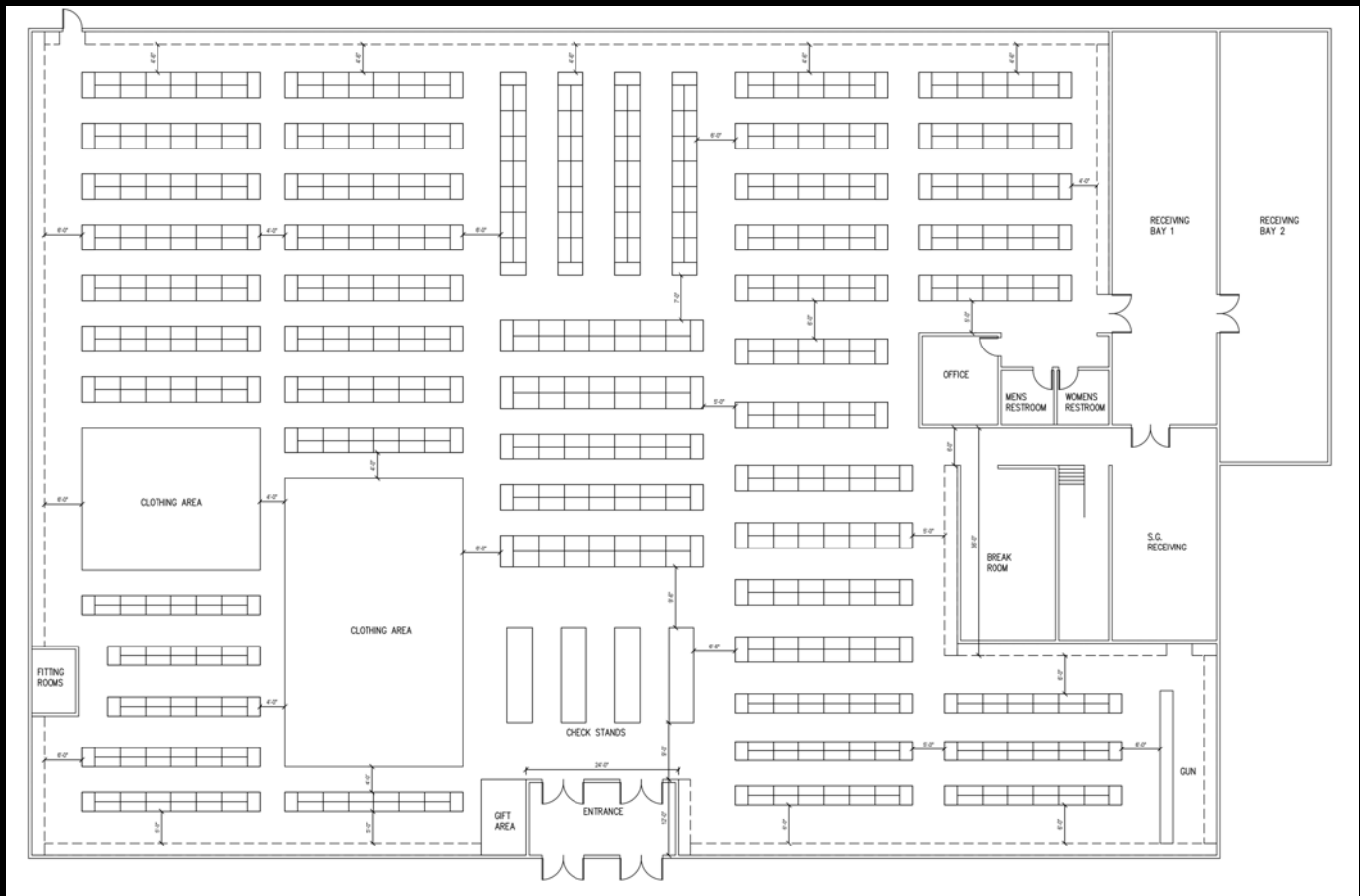
Plat



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Space Plan

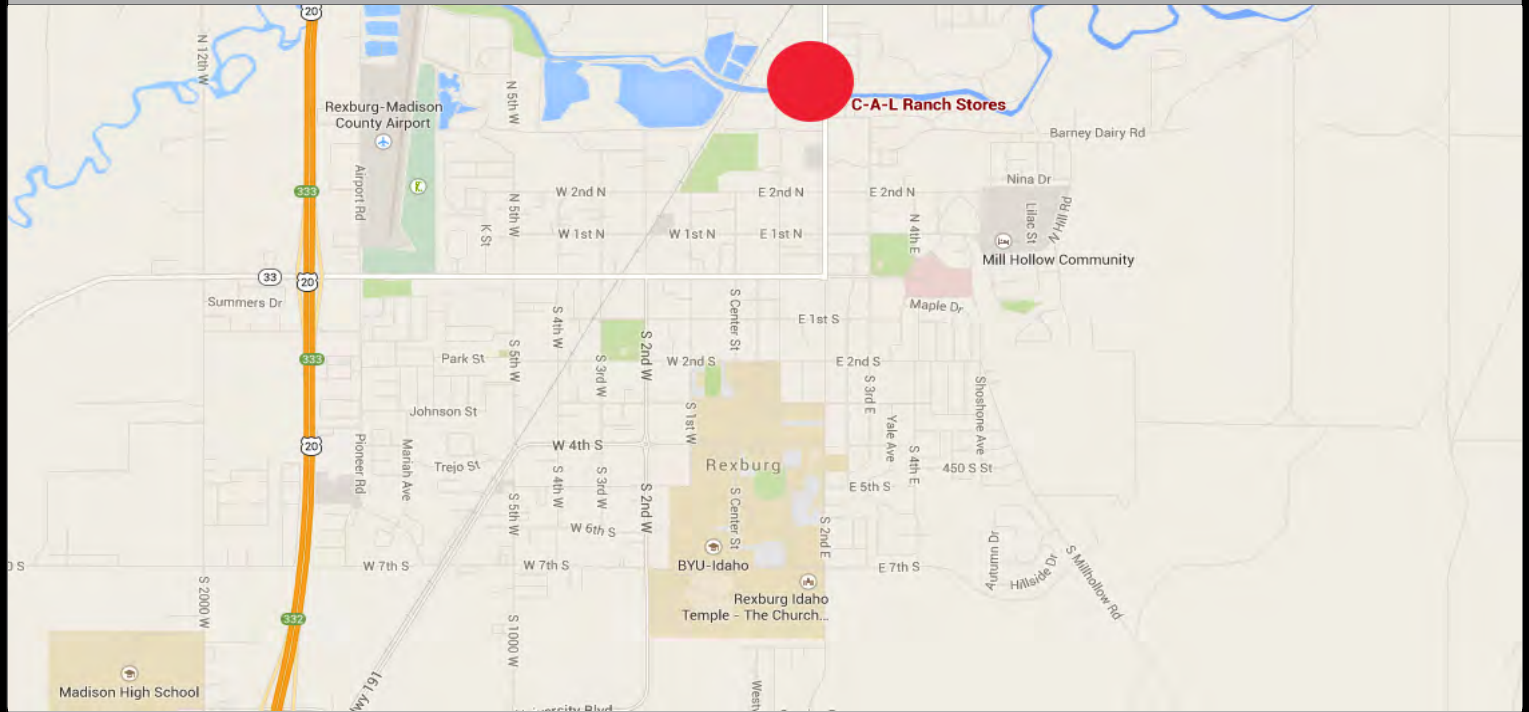


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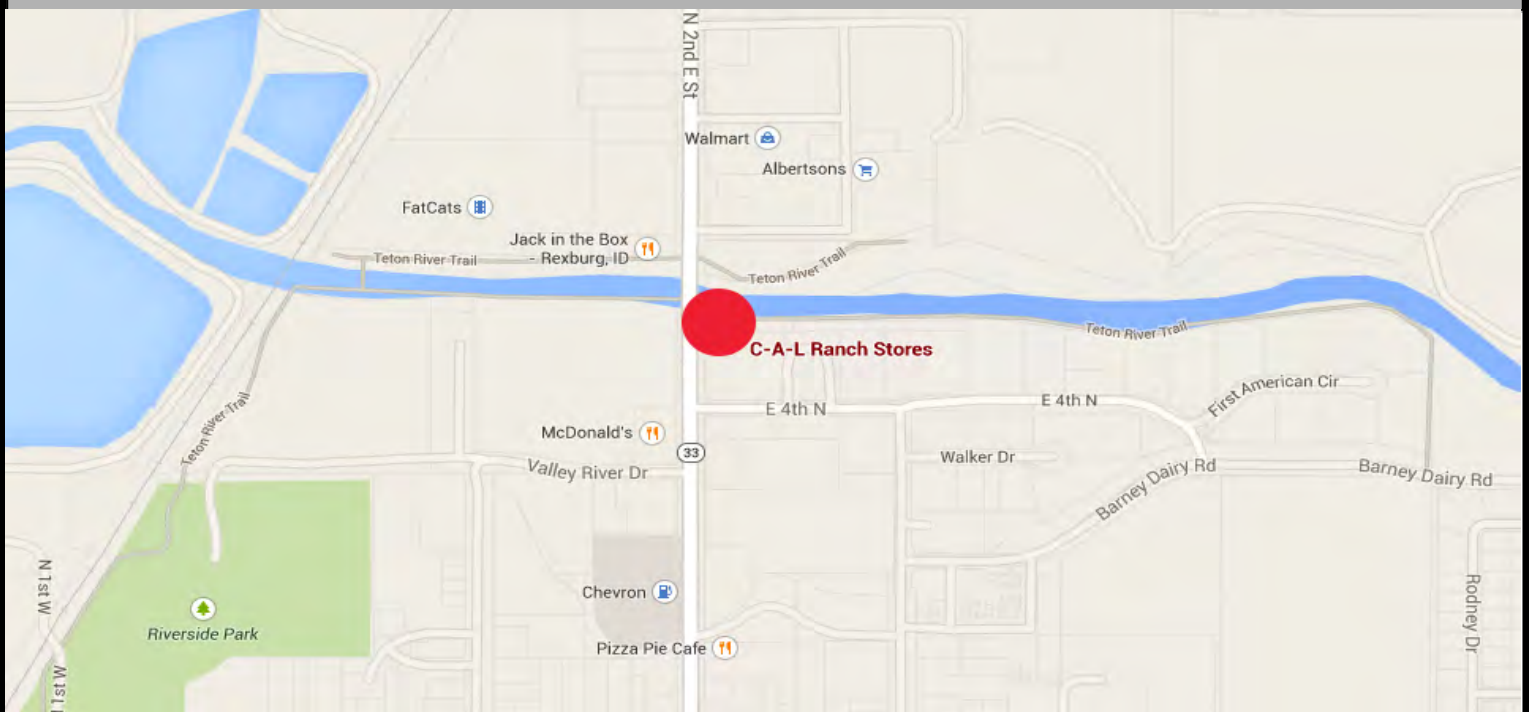
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Location Map

City Level



Street Level



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Additional Photos



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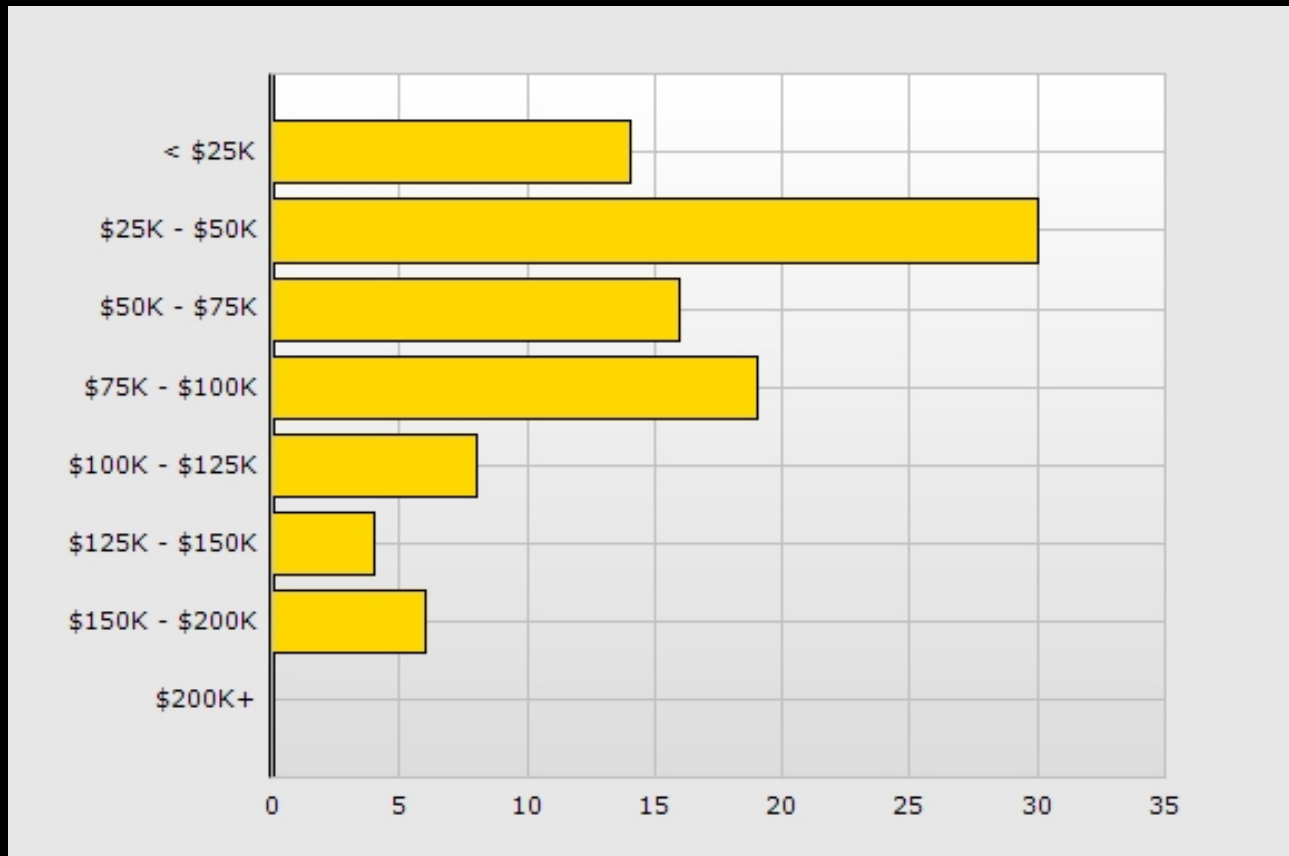
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Demographics



Population	1 Mile	5 Mile	10 Mile
2014 Total Population:	347	32,829	44,813
2019 Population:	345	32,817	44,651
Pop Growth 2014-2019:	(0.58%)	(0.04%)	(0.36%)
Average Age:	33.80	27.20	29.20
Households			
2014 Total Households:	96	9,312	12,943
HH Growth 2014-2019:	(1.04%)	(0.03%)	(0.40%)
Median Household Inc:	\$56,428	\$33,955	\$38,418
Avg Household Size:	3.60	3.40	3.40
2014 Avg HH Vehicles:	3.00	2.00	2.00
Housing			
Median Home Value:	\$168,749	\$173,510	\$161,011
Median Year Built:	1991	1995	1991

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Broker Bio & Contact



Shane Murphy
Principal Broker
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Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.