



FOR LEASE

STAND ALONE RESTAURANT - 5500 SF

1610 E. 17th St. Idaho Falls, ID 83404



Lease Offering

Lease Rate \$6200 per month NNN

Buiding Size 5,500 sq . ft.

FF & E Included in lease
(200,000 value)



Property Overview

Property Recently Renovated, High Profile Free Standing Restaurant. Excellent Visability along 17th St. and Woodruff in front of a 136,446 SF neighborhood shopping center. Traffic count over 45,000. Oversized parking area. Large parking lot with full movement access and two cross streets off major Arterial.

Co-Tenancy To include Big Lots, Sports Authority, Zurchers, Dairy Queen, Don Aslett's Cleaning Center & Papa Murphys.

Location Hall Park Shopping Center

SHANE MURPHY

PRINCIPAL/BROKER

208.542.7979 OFFICE

208.521.4564 CELL

208.552.8255 FAX

SHANE@VENTUREONEPROPERTIES.COM

434 GLADSTONE ST.
P.O. BOX 2363
IDAHO FALLS, ID 83403

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Aerial



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Floor Plan



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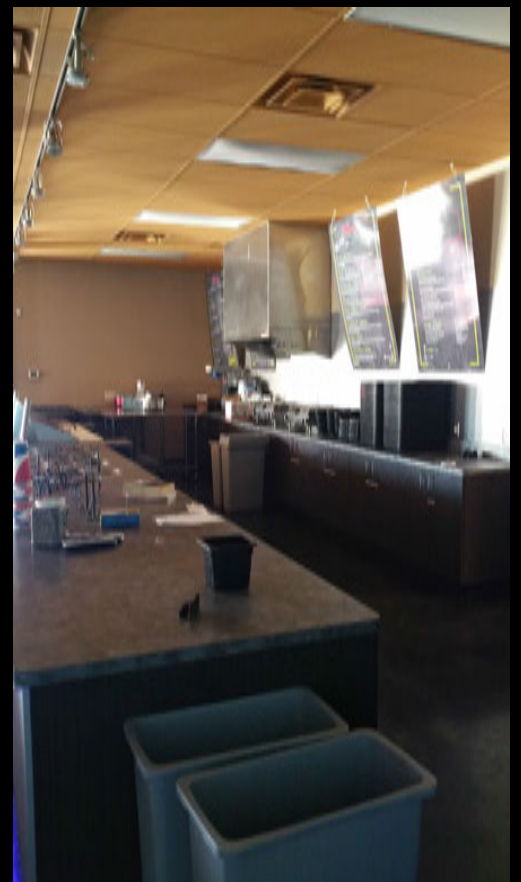
Location Map



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Additional Photos



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Demographics

DEMOGRAPHICS			
	1 mile	3 miles	5 miles
POPULATION:			
2014 ESTIMATED:	13,330	65,218	94,659
2019 PROJECTED:	13,443	67,629	98,965
HOUSEHOLDS:			
2014 ESTIMATED:	5,335	24,048	33,419
2019 PROJECTED:	5,468	25,001	34,940
INCOME:			
2014 MED HHI:	\$41,369	\$44,290	\$47,214
2019 MED HHI:	\$42,805	\$46,936	\$50,204

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Venture One Property Broker from any liability with respect thereto.

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



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Andrea Jeppesen
Agent
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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.