

FOR SALE OR LEASE

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
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AMMON PARK DEVELOPMENT



PROPERTY DETAILS

TBD 17th Street & Midway Avenue, Ammon, ID 83406

- 1,200–2,400 SF space available
- Excellent office park location offering high traffic counts and multiple access points
- Exceptional visibility with frontage on Midway Avenue off of 17th Street
- Ample parking available
- Asking price: \$775,000
- Lease rate: \$22/SF/year NNN
- Estimated delivery: June 2026

2025 DEMOS



EST. POPULATION

1 MILE » **9,544**
 3 MILE » **66,703**
 5 MILE » **106,262**



EST. HOUSEHOLDS

1 MILE » **3,551**
 3 MILE » **23,520**
 5 MILE » **37,821**



EST. AVERAGE HH INCOME

1 MILE » **\$96,381**
 3 MILE » **\$102,662**
 5 MILE » **\$105,478**

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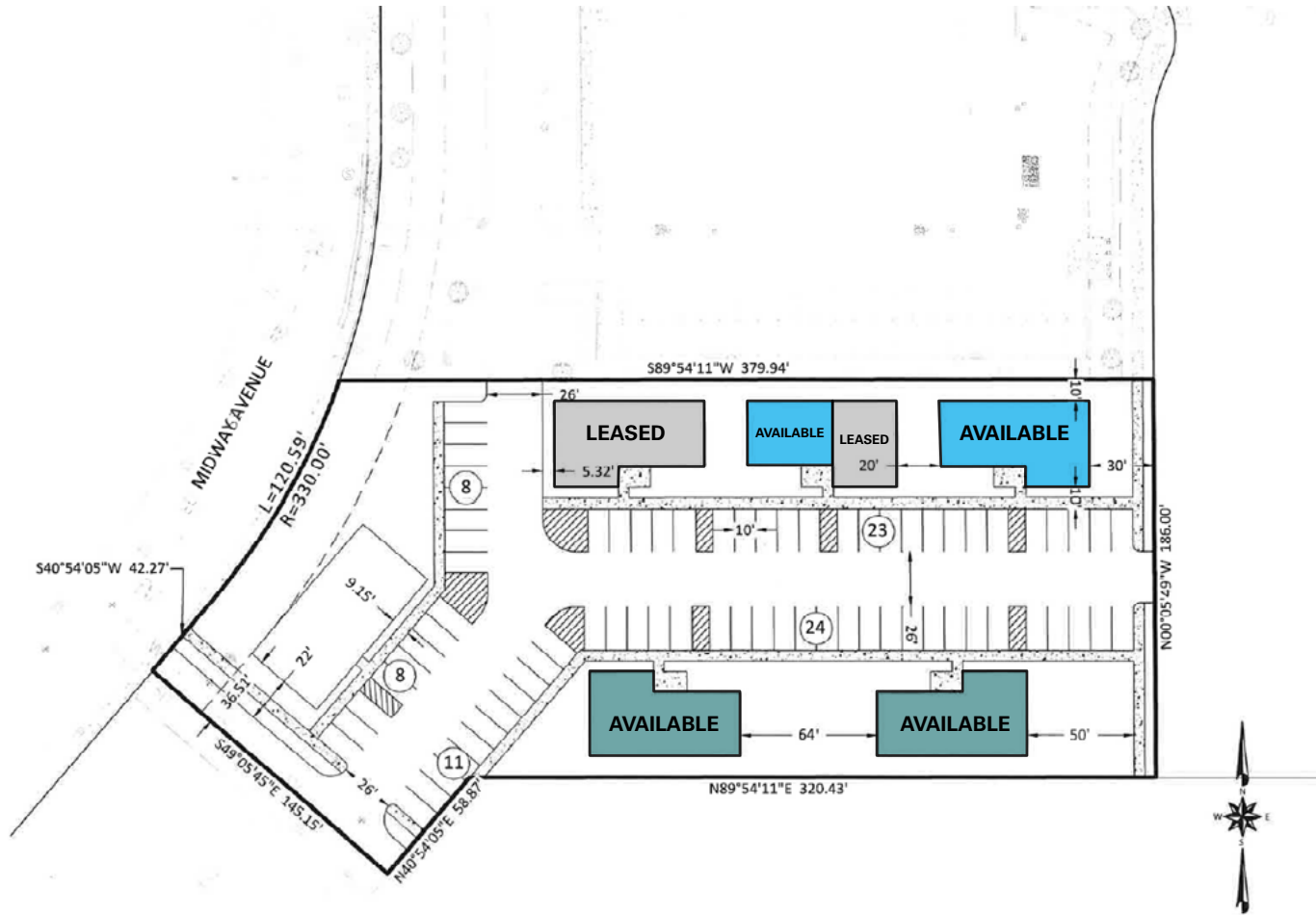
SITE PLAN

Phase 1

Estimated delivery: June 2026

Phase 2

Estimated delivery: Winter 2026



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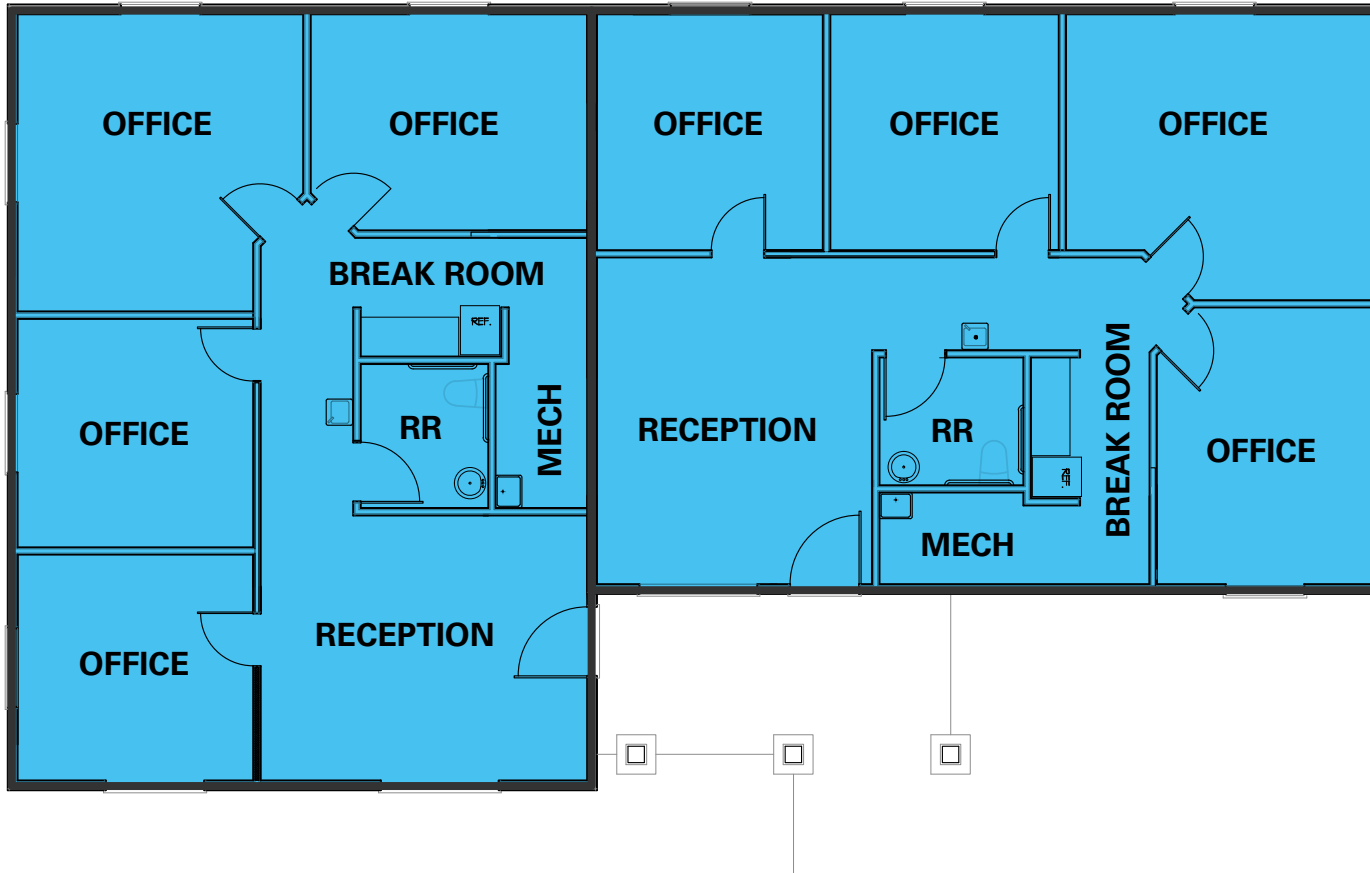
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1,200 SF

1,200 SF



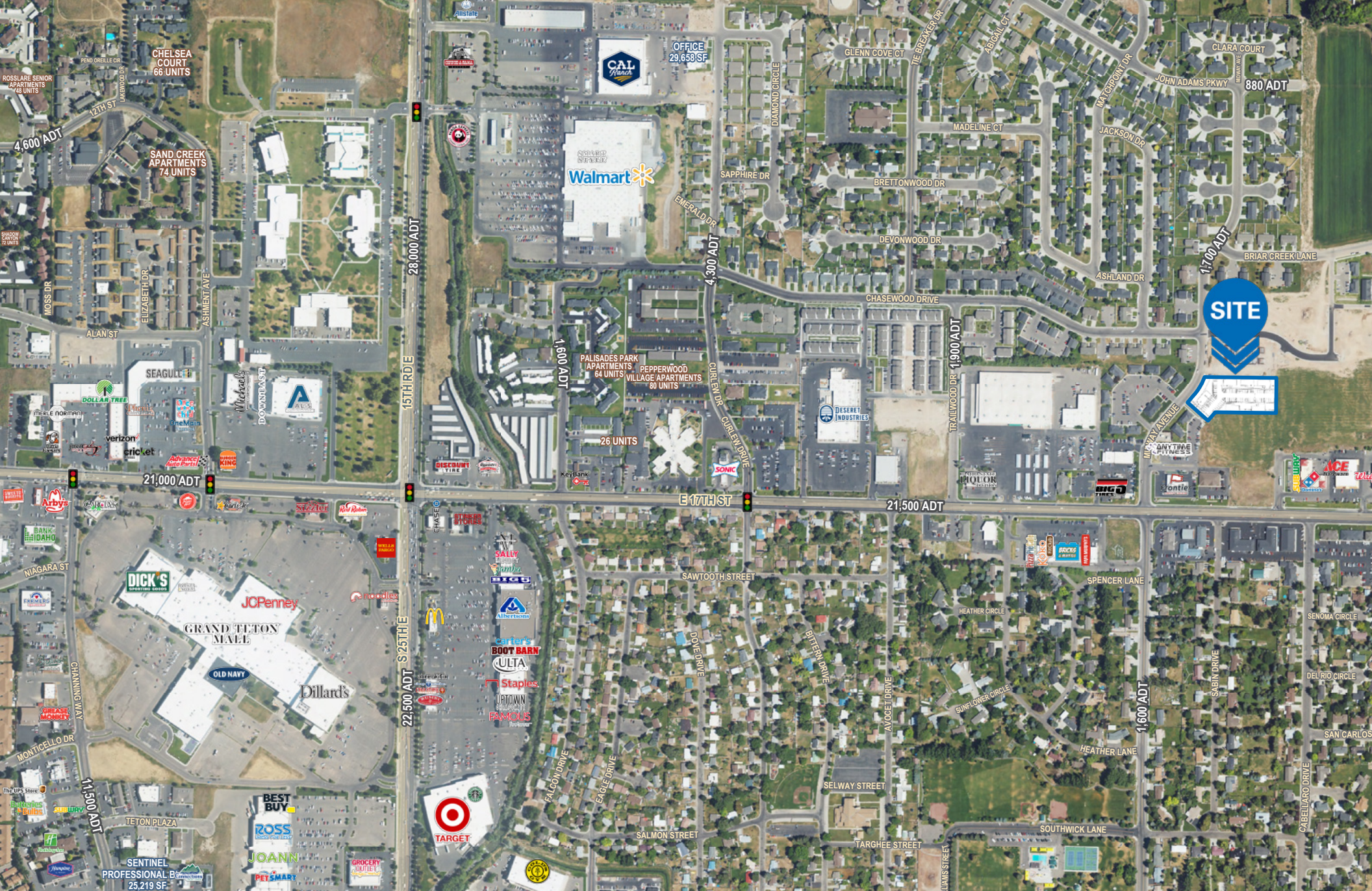
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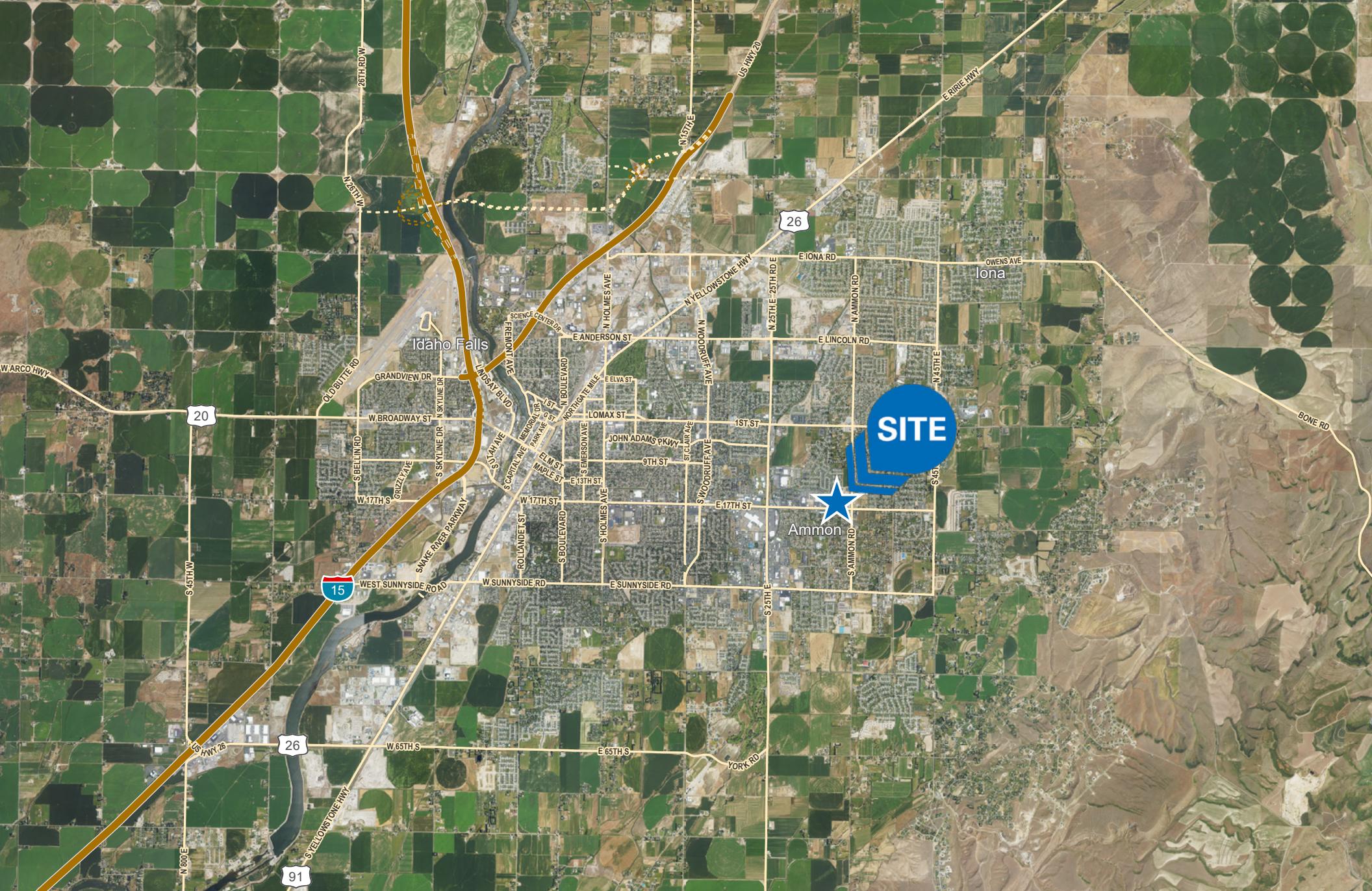
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