

FOR SALE OR LEASE

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER  
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AMMON PARK DEVELOPMENT



## PROPERTY DETAILS

TBD 17<sup>th</sup> 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 17<sup>th</sup> 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

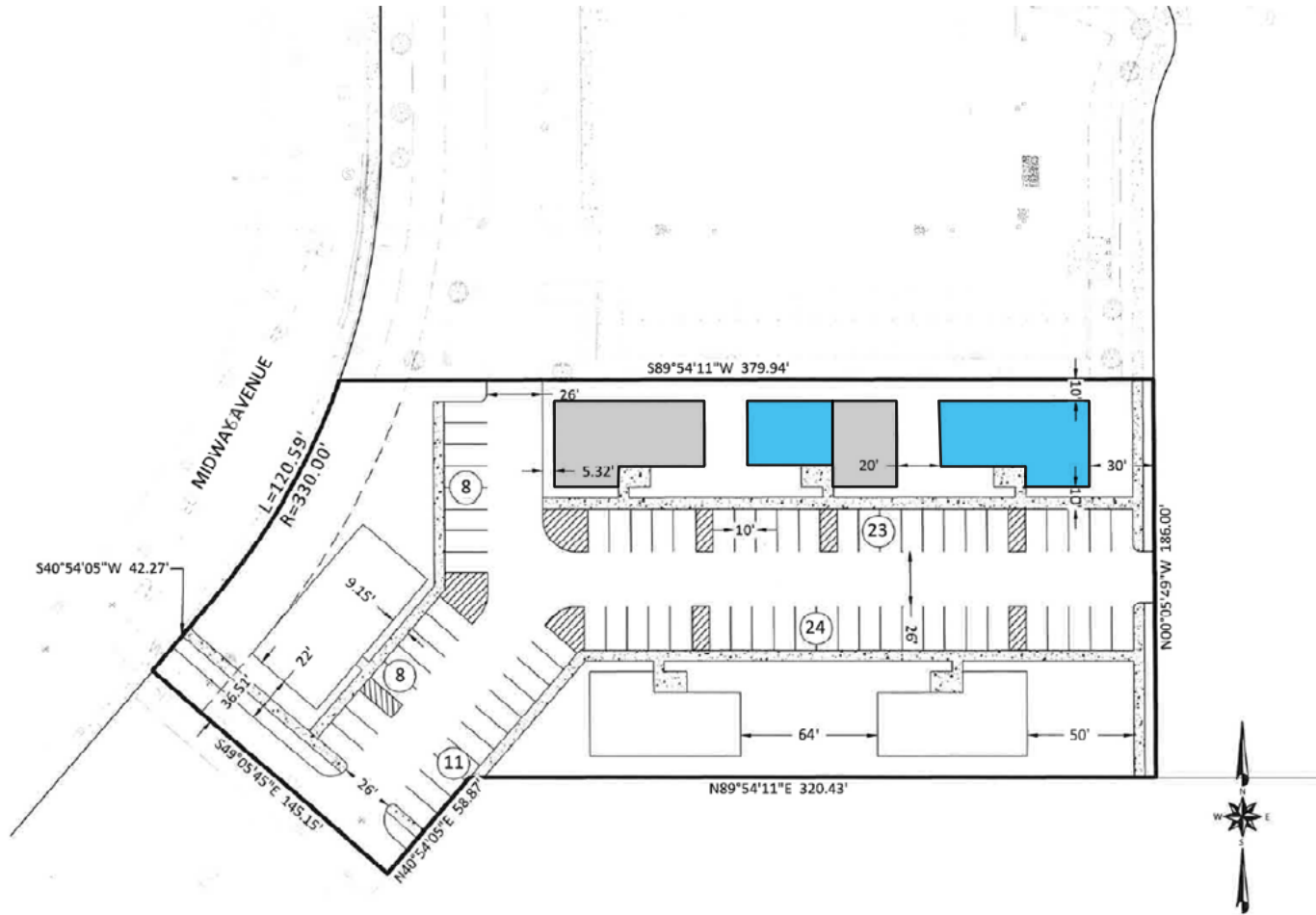
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**Phase 1** Estimated delivery: June 2026

**Phase 1** Leased



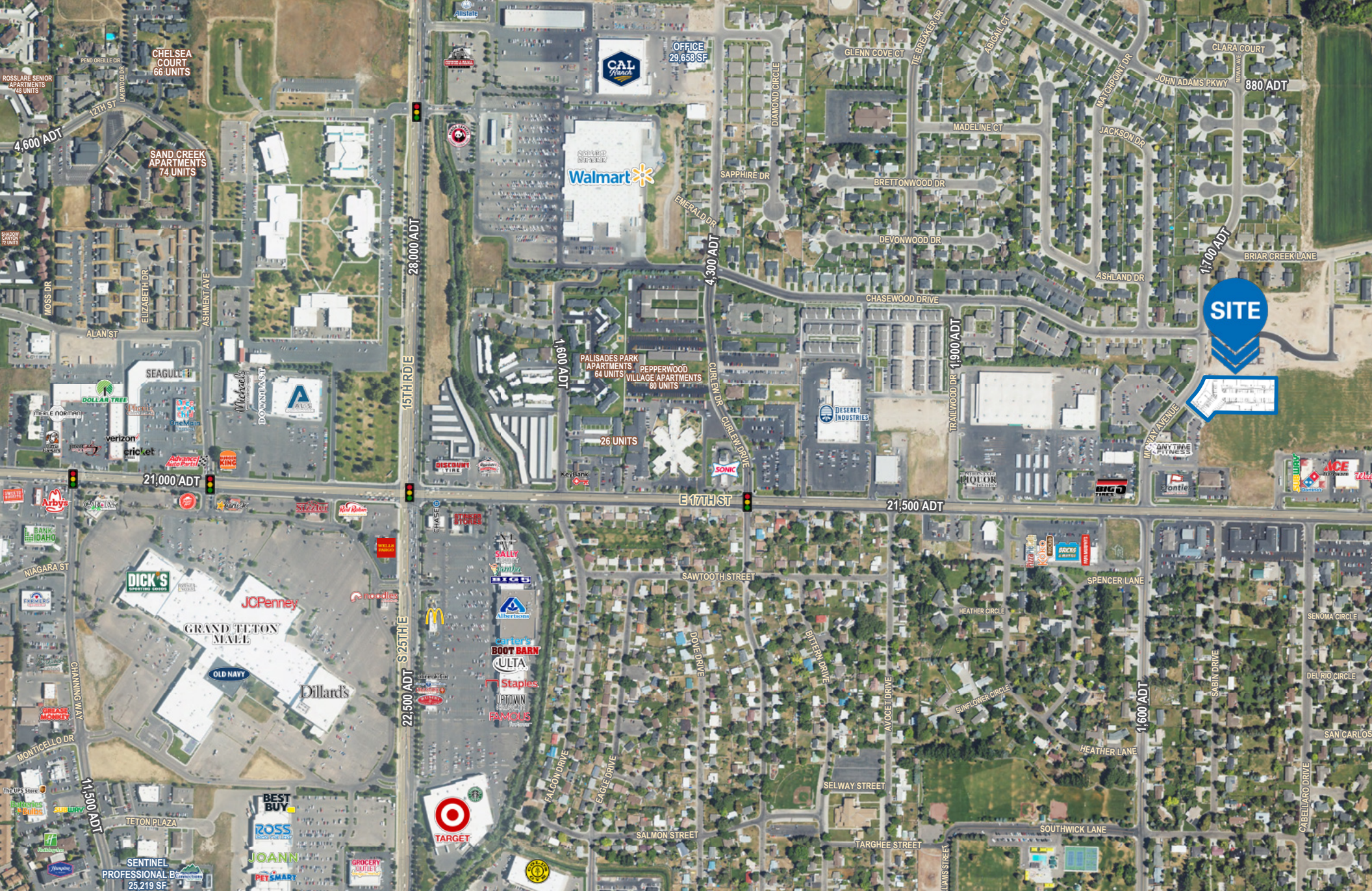
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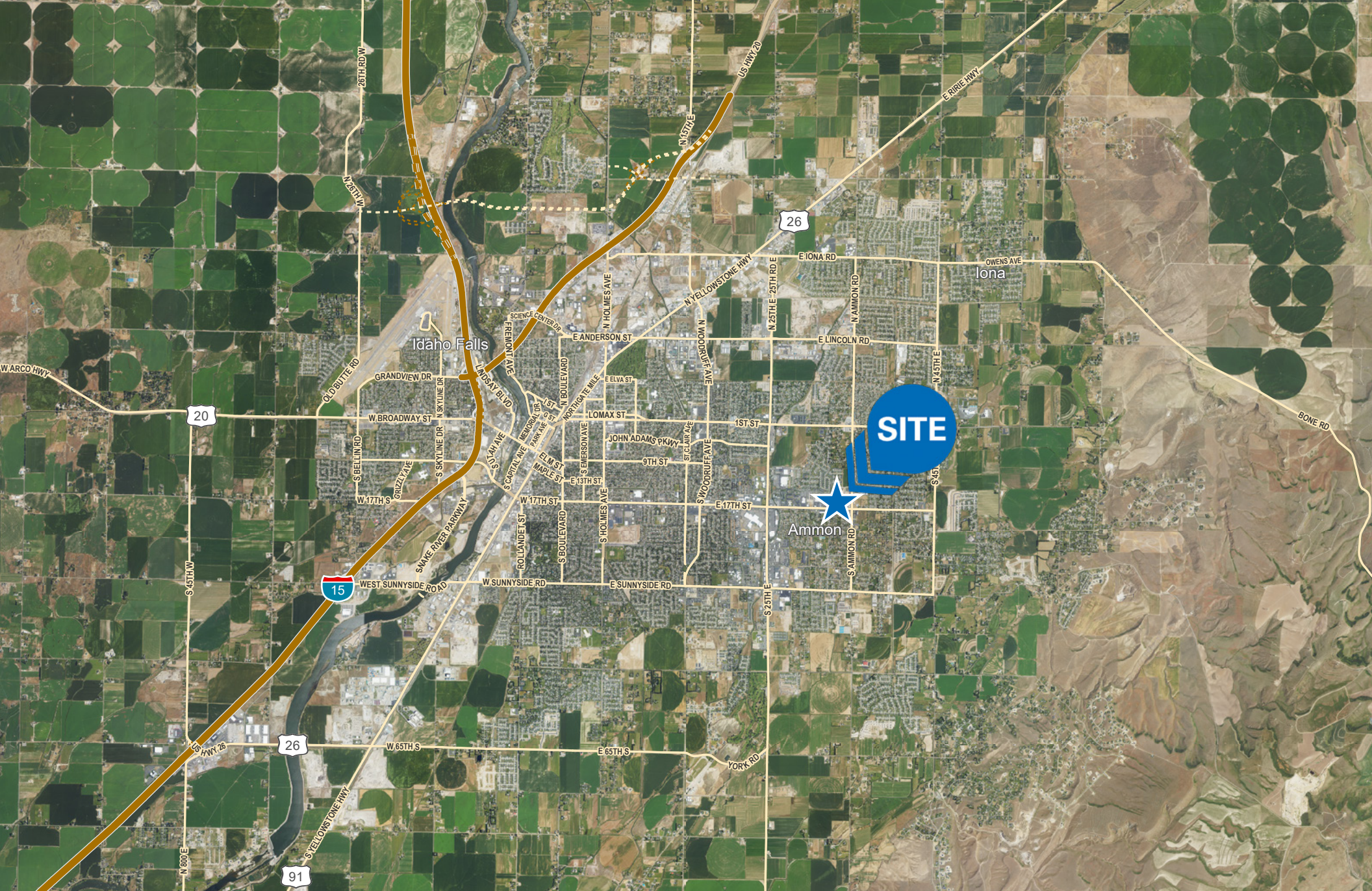
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