IN-LINE, LARGE END-CAP, & TWO YARDS FOR LEASE
LINCOLN PLAZA 1,500 - 15,000 SF & 0.76 - 1.67 ACRES

1120 South Lincoln Avenue, Jerome, Idaho 83338

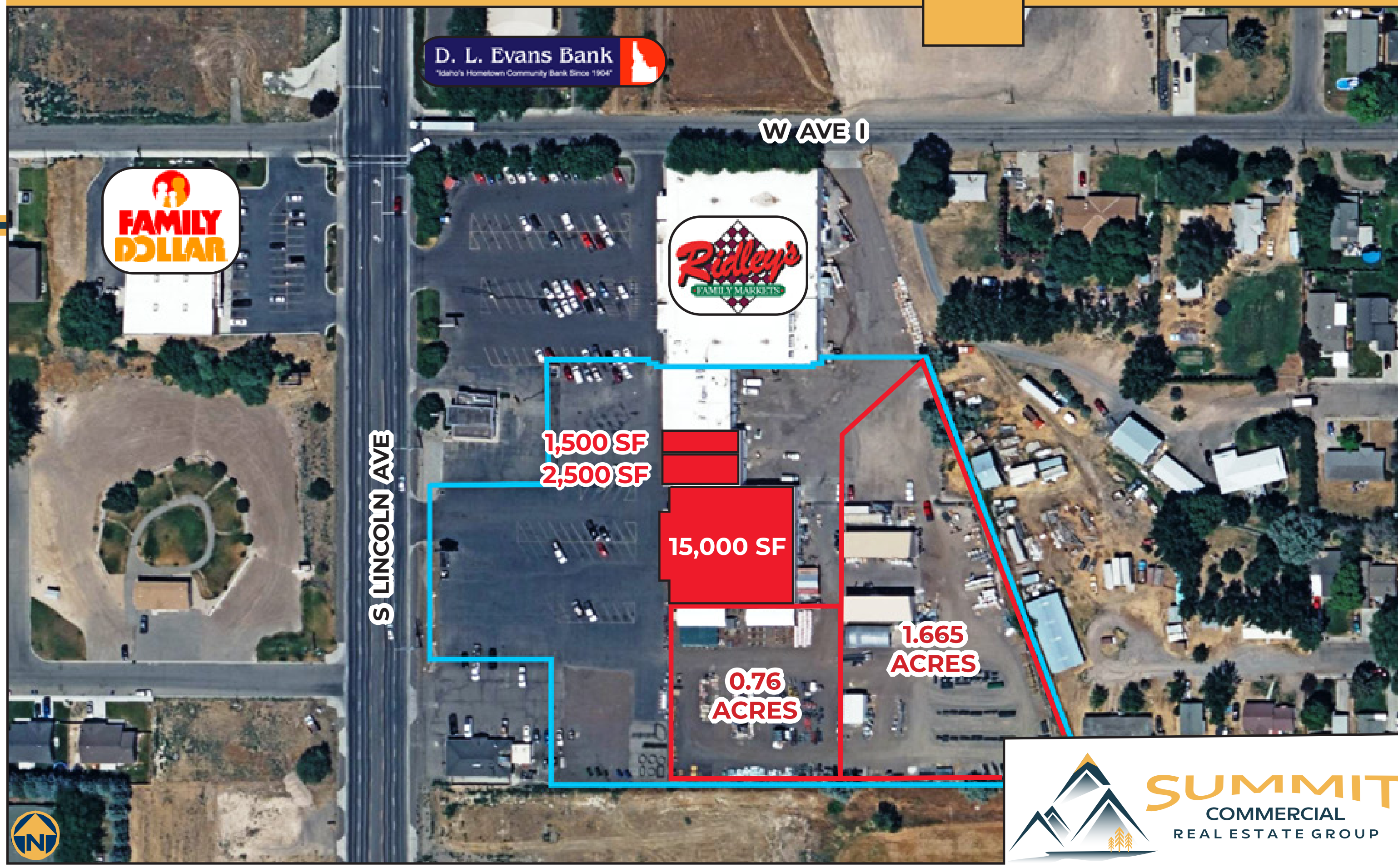
NEGOTIABLE RATE

PYLON SIGNAGE

SECURE YARD AREAS

RIDLEY'S ANCHORED

MAIN THOROUGHFARE



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IN-LINE, LARGE END-CAP, & TWO YARD AREAS

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PROPERTY DETAILS

AVAILABLE: 1,500 - 15,000 SF

SECURE YARDS: 0.76 & 1.67 ACRES

RATES & TERMS: NEGOTIABLE

T.I. ALLOWANCE: AVAILABLE

ZONING: C2 GENERAL BUSINESS

LISTING HIGHLIGHTS

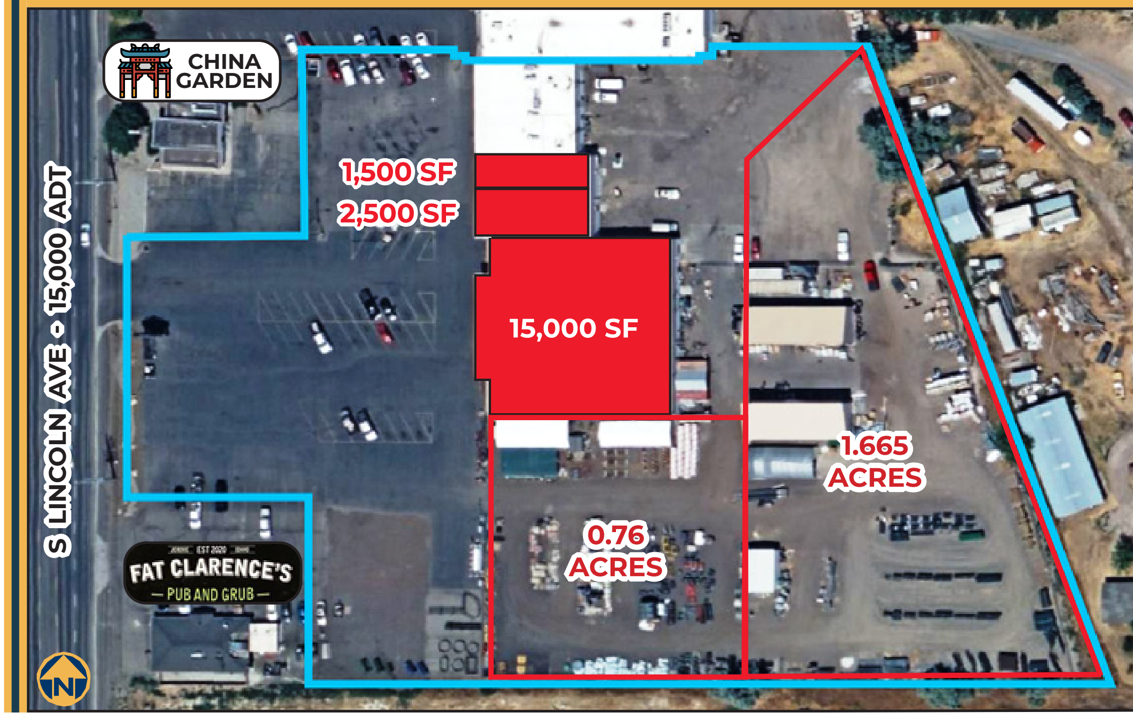
The Lincoln Plaza is a multi-tenant retail center located on one of the main thoroughfares in Jerome, Idaho

The center is the former home of D&B Supply, which has relocated to their newly constructed building

This multi-tenant center has 3 spaces & 2 yards available; 1,500 SF & 2,500 SF in-line shop spaces, a 15,000 SF end-cap, and .76 & 1.67 acre secure sales/staging areas

Co-tenants include Sonora Tacos and Puff N Stuff, and is shadow anchored by Ridley's Market

Landlord offering a negotiable lease rate, terms, and tenant improvement allowance - contact agents for additional details and to schedule a walk-through



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1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

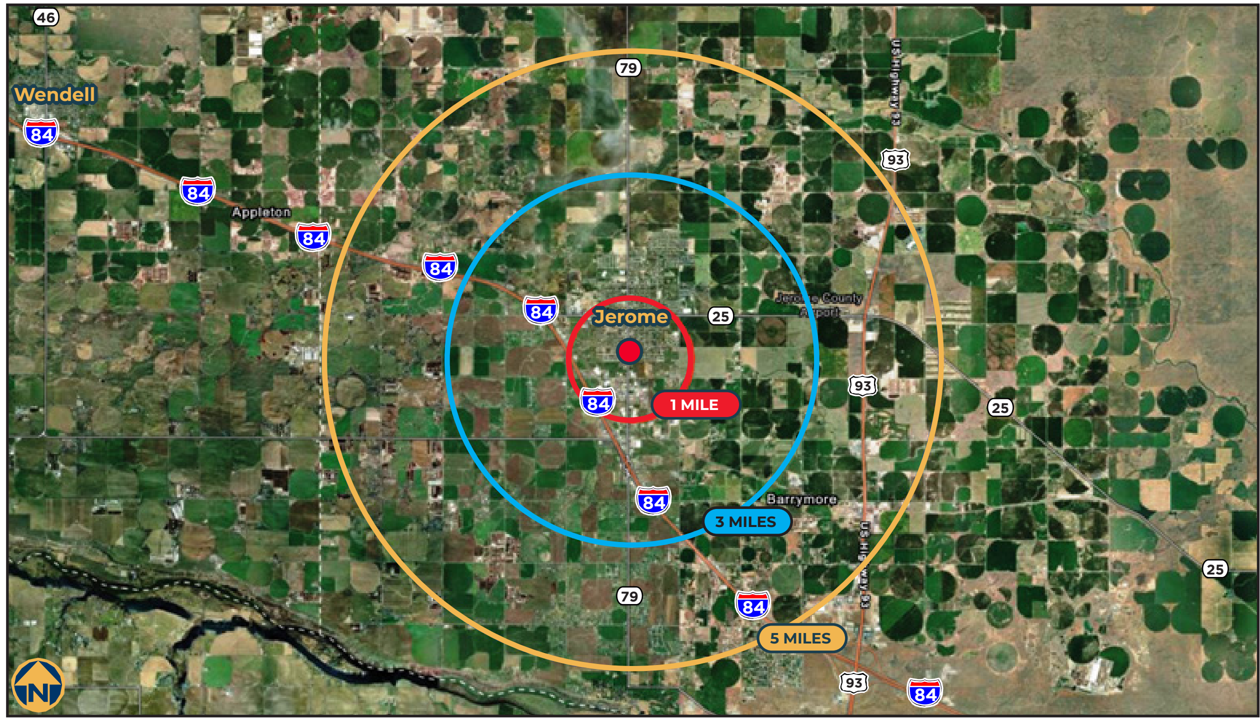
19,262
GROWING POPULATION

6,420
HOUSEHOLDS

$65,770
MEDIAN HH INCOME

$86,822
HIGH AVERAGE HH INCOME

33
MEDIAN AGE



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW

esri

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

IN-LINE, LARGE END-CAP, & TWO YARD AREAS

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5, 10 & 15 MINUTE DEMOS

15 MINUTE SNAPSHOT

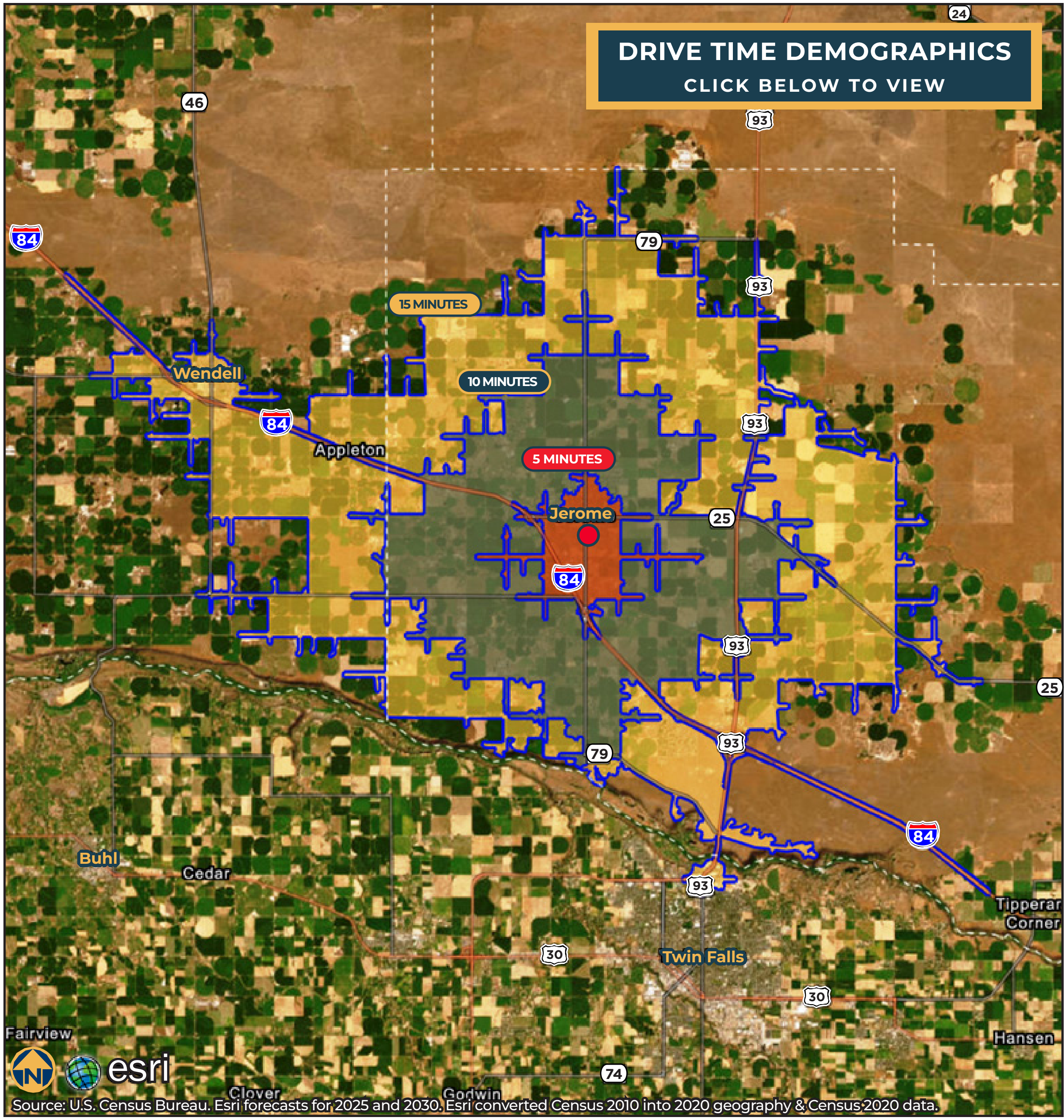
25,787
GROWING POPULATION

8,682
HOUSEHOLDS

$68,322
MEDIAN HH INCOME

$88,496
HIGH AVERAGE HH INCOME

12,378
DAYTIME POPULATION



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RECENT GROWTH IN JEROME, IDAHO (2023–2025)

POPULATION & DEMOGRAPHICS

- In 2023, Jerome, ID's population was **12,689**
- That represented about a **1.66% increase** from 2022
- According to demographic projections, Jerome's population is estimated at **13,481 in 2024 and 13,794 in 2025**
- Median age is quite young: **31 years**
- Ethnic composition: a large share of residents are Hispanic (about **48.5%**) as per recent demographic estimates

LABOR FORCE & ECONOMY

- As of March 2025, Jerome County had a **civilian labor force of ~12,949 people**
- Unemployment rate (March 2025) in the county: **3.5%**
- Median household income for Jerome County (2023) is **$69,338**
- Per capita personal income (2023): **$46,359**
- Employment in the city of Jerome grew: in 2023, the employed population was **5,953** — up ~2.83% from the prior year
- Top industries in Jerome: **Manufacturing, Agriculture, and Retail Trade**
- Key economic drivers:
  - **Dairy processing** (e.g., Idaho Milk Products) remains central
  - **Industrial parks** are being developed: Crossroads Point Business Center and 93 Technology Park

MAJOR INVESTMENTS & DEVELOPMENT PROJECTS

- A **$190 million ice cream facility** by Idaho Milk Products was announced, expected to bring **70+ new jobs**
- Housing development: in one recent year, **89 single-family homes were built**
- City is expanding higher education infrastructure: the **College of Southern Idaho (CSI)** is growing in Jerome, including new soccer fields and a collegiate soccer program
- Infrastructure: the city is investing in urban renewal, redevelopment, and utility improvements
- According to Crossroads Point data, there was a **$35.8 million wastewater infrastructure investment**

HOUSING MARKET TRENDS

- As of October 2025, the **median sale price** for a home in Jerome was **$287,500**, according to Redfin
- However, other data from PropertyFocus (also recent) puts the median **home price closer to $344,470** for single-family homes
- According to Data USA, in 2023 the **median property value was $214,900**
- Home ownership rate (2023): **72.2%**

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RECENT GROWTH IN JEROME, IDAHO (2023–2025)

STRATEGIC OUTLOOK & CHALLENGES

- Jerome's growth is strongly supported by its **location** — near I-84 and major highways — which is attractive for commercial developers
- The **Jerome Urban Renewal Agency** is very active, helping redevelop blighted areas and push for business and residential expansion
- With business growth (especially in dairy processing), there's increasing **demand for housing**, which the city is trying to address with new subdivisions
- However, **housing affordability** could become a tension point: strong development, rising property values, and demand may challenge lower- to moderate-income residents

BIG PICTURE (2023–2025): WHAT'S DRIVING GROWTH

- **Economic diversification:** While agriculture (especially dairy) remains foundational, Jerome is leveraging manufacturing, processing, and renewable energy to broaden its base
- **Population momentum:** Steady population gains support more labor supply and help justify further business investment
- **Infrastructure and planning:** The city is proactively investing in infrastructure (utilities, renewal, education) to support growth

KEY DRIVERS BEHIND CRE GROWTH

- **Agriculture & Processing Economy:** The dairy and meat processing industries (like Idaho Milk Products and True West Beef) are central to Jerome's economy
- **Transportation Accessibility:** Interstate access, available rail, and highway infrastructure make Jerome attractive for distribution and manufacturing
- **Economic Development Strategy:** Through Jerome 20/20, the city is proactively attracting businesses, investing in infrastructure, and planning for future growth
- **Labor Force:** Jerome promotes a "booming economy" and claims to have a growing, capable labor pool
- **Risk Mitigation via Urban Renewal:** The city's urban renewal efforts help de-risk development by cleaning up areas and making infrastructure more accessible, which is useful for commercial developers

BOTTOM LINE / OUTLOOK

- **Very positive trajectory:** Jerome's commercial real estate market is growing in industrial and other commercial segments
- Infrastructure ready: Thanks to shovel-ready development land and city support, new large-scale projects are very viable
- **Balanced risk:** Vacancy isn't zero, but absorption is healthy; the city's planning and zoning efforts are proactive, which helps mitigate some of the risk

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