



For Lease

2560 Overland Ave.
Burley, ID

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Property Overview

Highlights

- High-visibility location along Overland Ave with strong signage exposure.
- Flexible 6,875 SF layout ideal for professional office, medical, showroom, or service-oriented users.
- Functional combination of private offices, conference space and customer-facing showroom space.
- Adjacent to Norco Medical creating potential synergy for healthcare and wellness users.
- Move-in-ready infrastructure minimizes upfront improvement costs.
- Convenient customer parking with easy access from major thoroughfares.

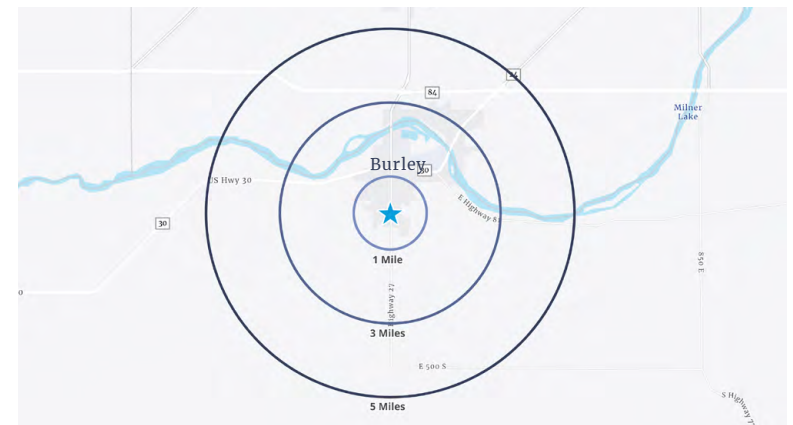
Property Information

| | |
|----------------------------|--|
| Property Type | Office/Retail/Mixed-use |
| Total Building Size | 10,336 SF |
| Available | Suite B 6,875 SF |
| Parking | Ample paved parking in front of business |
| Lease Type* | Modified gross lease |
| Lease Rate* | \$9/SF/YR |

*Landlord and tenant share the responsibility for paying operating expenses

Demographics

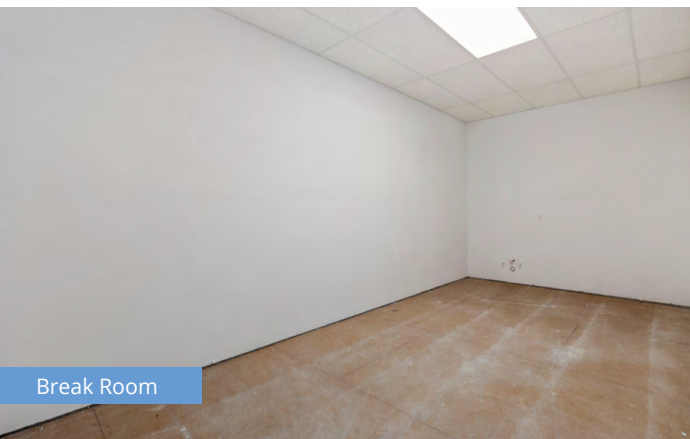
| 2025 | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|----------|----------|----------|
| Population | 8,468 | 18,018 | 23,556 |
| Households | 2,828 | 6,237 | 8,166 |
| Avg. Household Income | \$82,286 | \$84,111 | \$89,055 |



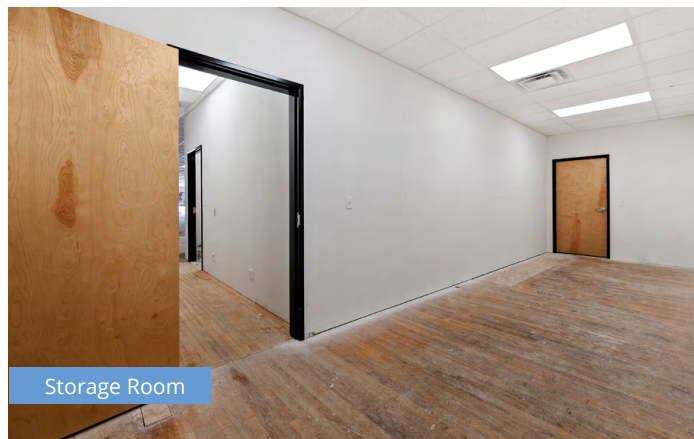
Property Gallery



Pylon Sign



Break Room



Storage Room



Office

Location

 [Google Map](#)

 [Street View](#)



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