



1.01 AC DEVELOPEMENT READY PAD-SUITABLE FOR 4,816 SF RESTAURANT

1260 East 17th St. | Idaho Falls, ID | 83404

SHANE MURPHY

Principal Broker
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PROPERTY HIGHLIGHTS

- Pad ready site
- High traffic, 30,000 VPD
- Build-to-suit, ground lease, purchase or owner joint venture available
- Approved for 4,816 sf restaurant/retail building
- 75 parking spaces allocated for future business
- High traffic location on 17th st
- Adjacent to Natural Grocers, Sam's Club, Lowe's, Home Depot and more
- Access from 17th street and Jeppson Ave.

OFFERING SUMMARY

Sale Price:	\$398,000
Lot Size:	1.01 Acres



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Conceptual

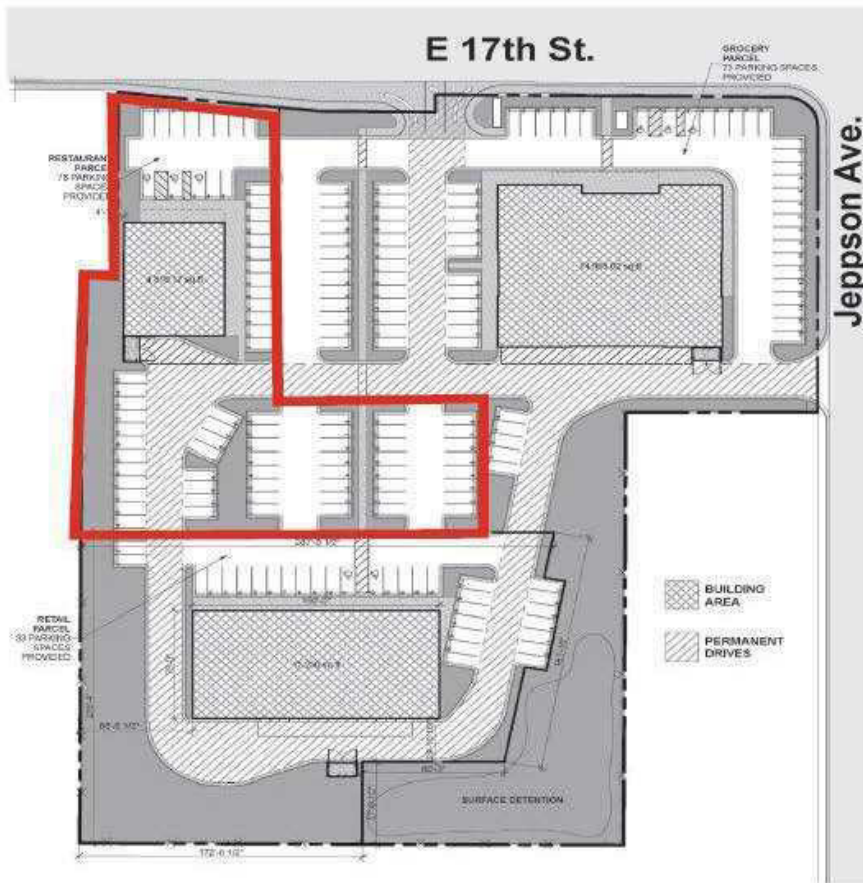


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Site Plan Conceptual

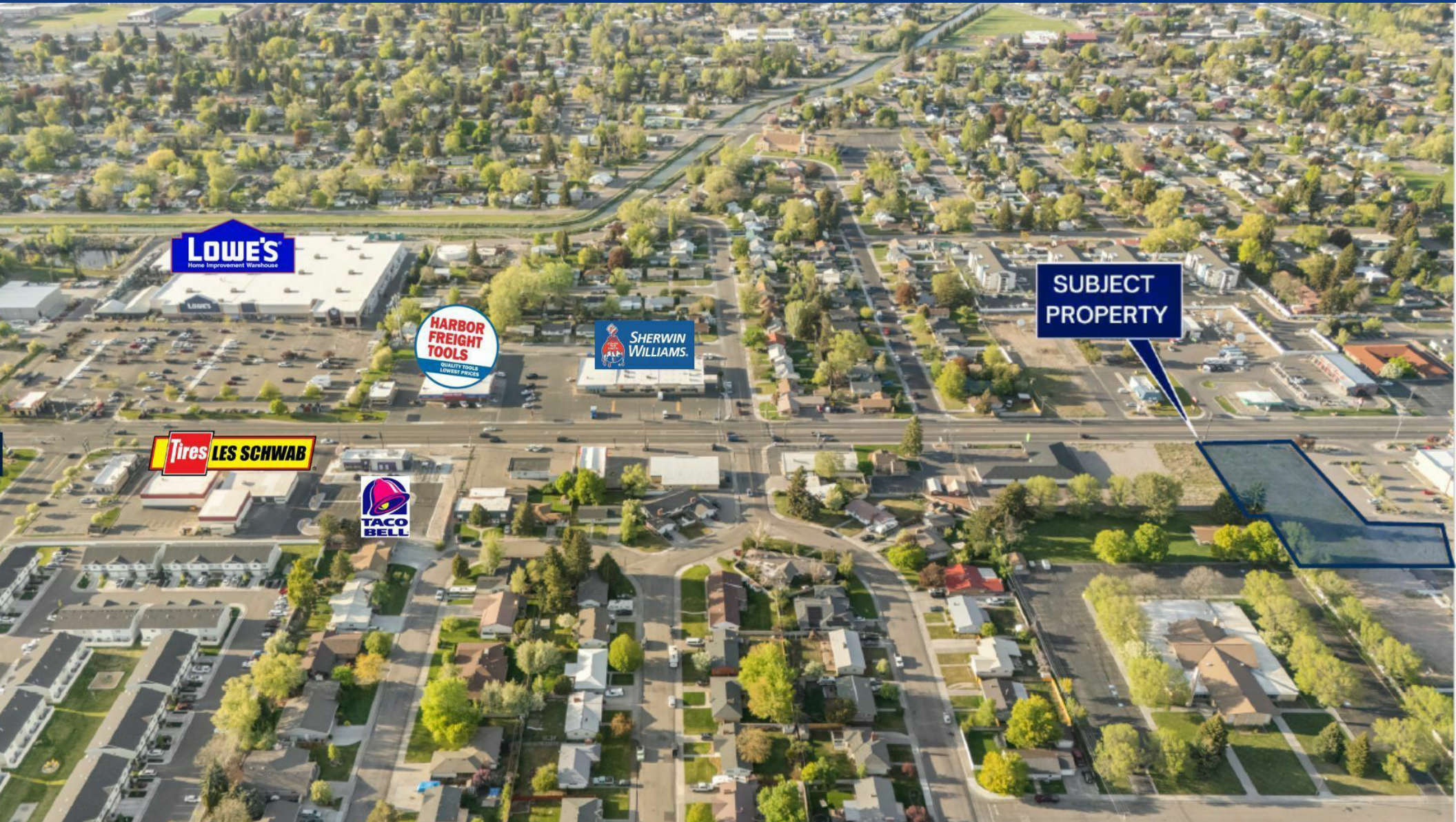


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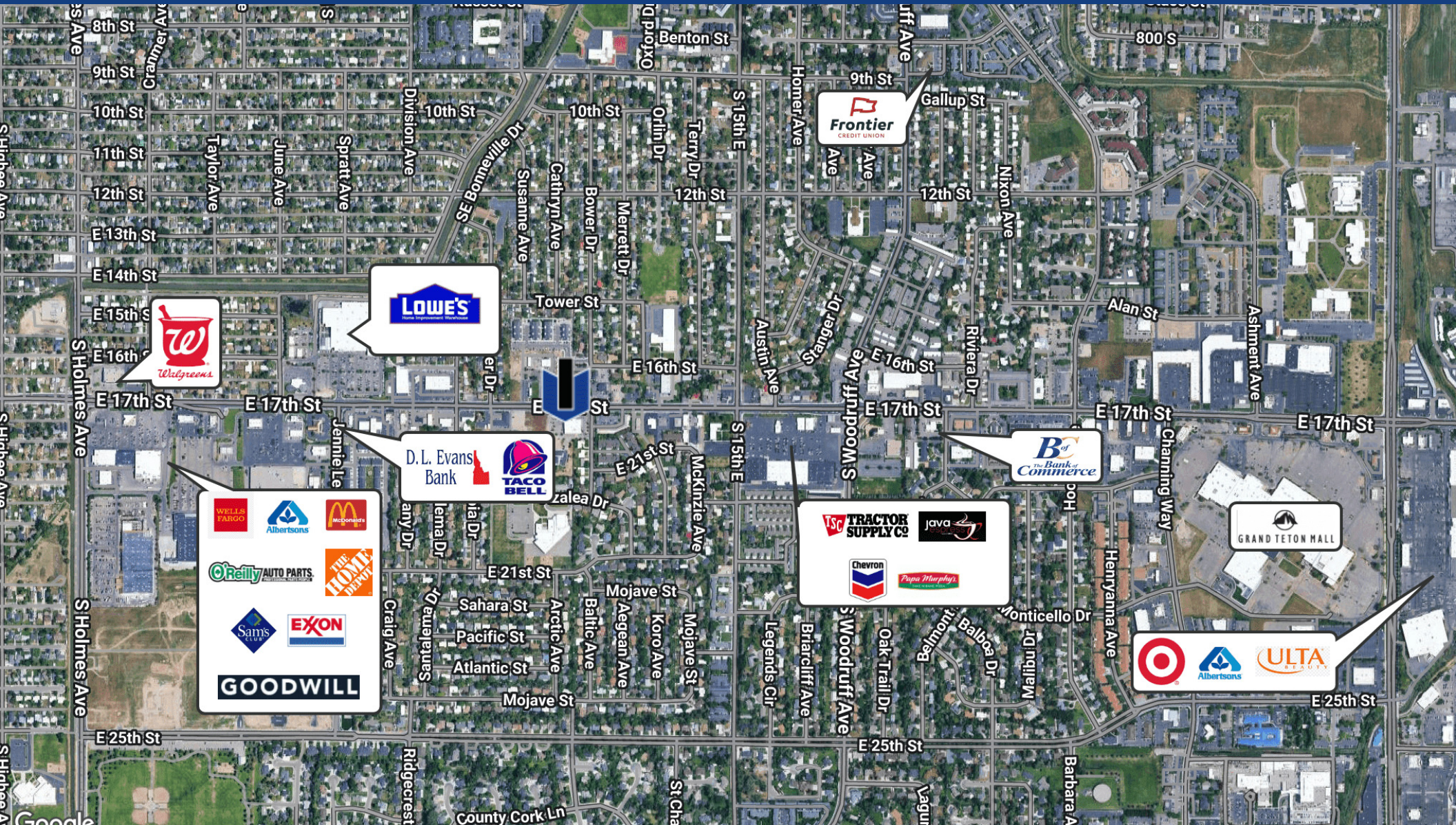
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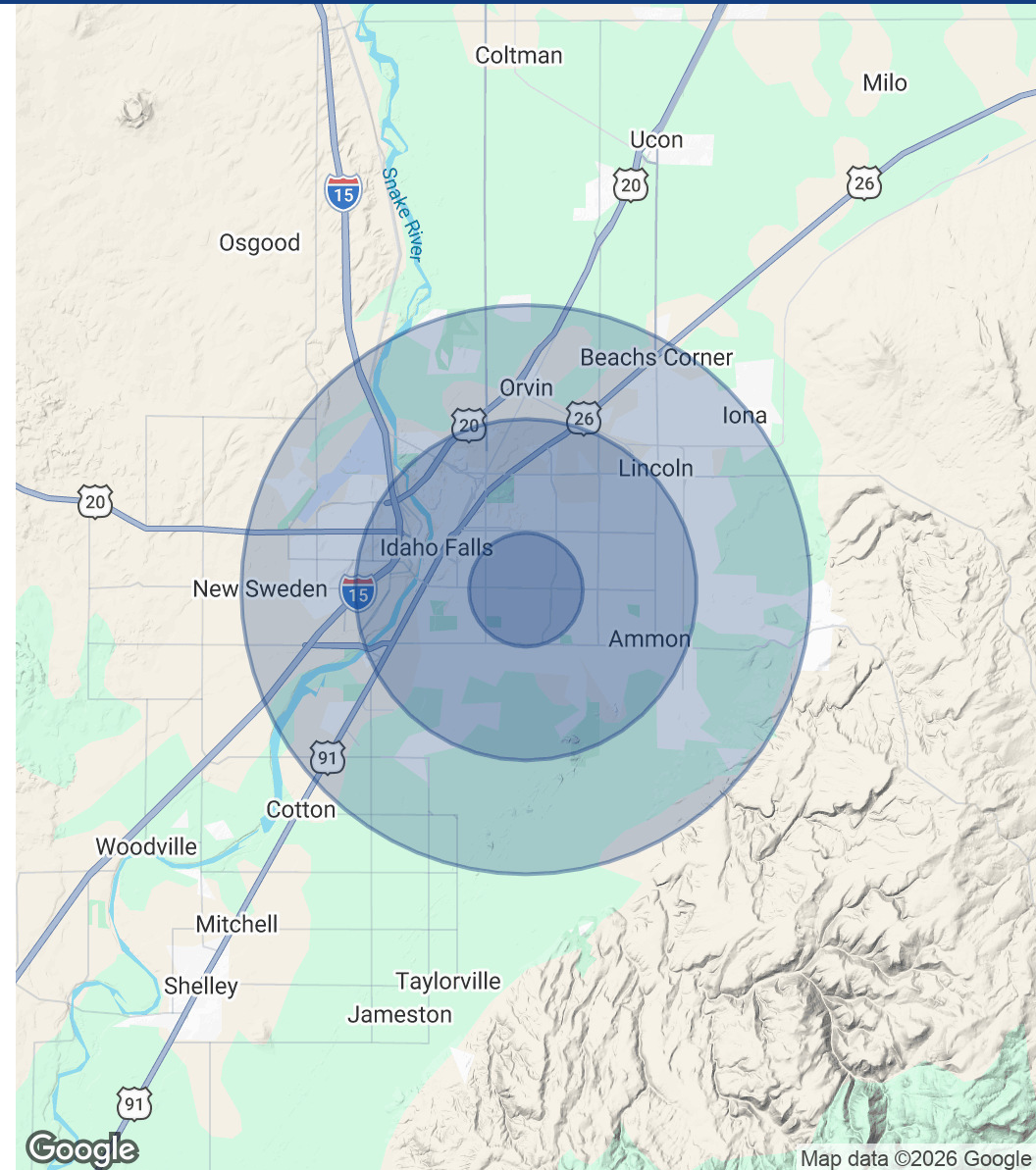
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,116	67,050	105,040
Average Age	34.1	34.4	33.3
Average Age (Male)	33.8	34.3	33.2
Average Age (Female)	32.7	35.4	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,470	24,199	35,944
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$82,057	\$88,060	\$94,858
Average House Value	\$301,986	\$318,151	\$336,632

2023 American Community Survey (ACS)



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AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,000+. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 10-15% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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