



LEASING OFFERING MEMORANDUM

Anderson Commons

305 Anderson Rd · Shelley, Idaho 83274

A new-construction retail, medical & office development on the US-91 corridor — now pre-leasing for 2027 delivery.

FOR LEASE · SUITES FROM 1,200 SF · NEW CONSTRUCTION · BUILD-TO-SUIT

Presented by Ownership

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SECTION 01

Executive summary

Anderson Commons is a new multi-tenant commercial development at 305 Anderson Rd in Shelley, Idaho, positioned on the US-91/State Street corridor approximately 10 miles south of Idaho Falls. Delivering in 2027 and offered for lease directly by ownership, the building provides flexible suites from 1,200 SF up to full anchor footprints — purpose-built for retail, restaurant, medical, and professional-office users entering one of eastern Idaho's fastest-growing communities.

1,200+ SF Flexible suites — divisible & combinable	Anchor Space Larger & combined footprints	~229 ft Storefront frontage	2027 Target delivery	Call for Terms Owner-direct leasing
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Property	Anderson Commons — multi-tenant commercial center
Address	305 Anderson Rd, Shelley, ID 83274 (Bingham County)
Offering	For lease — inline suites & anchor space
Suite sizes	From 1,200 SF; divisible, combinable, build-to-suit
Permitted uses	Retail · restaurant/QSR · medical & dental · office · services
Delivery	2027 (new construction — now pre-leasing)
Rate & terms	Upon request — lease direct with ownership

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Why now

Shelley's rooftops are outpacing its retail supply, and everyday demand currently drives north to Idaho Falls. Early tenants secure **first-mover positioning, premium signage, and the strongest co-tenancy placement** before the corridor fills in.

SECTION 02

First-to-market space in one of Idaho's fastest-growing towns

Anderson Commons is purpose-built for tenants who want to plant a flag in Shelley before the competition does. The project pairs modern agrarian architecture — barn-red board-and-batten, stone, and steel with a two-story feature entry — with high-visibility corridor frontage, generous on-site parking, and suite sizing that flexes from a single 1,200 SF bay to a full anchor footprint.

Shelley has grown **11.8% since the 2020 census** and continues to add roughly 2% per year. With a median age of just **30.8**, it is a young, household-forming market — the demographic that drives everyday retail, dining, childcare, and healthcare demand. That demand currently leaks 10 miles north to Idaho Falls; Anderson Commons is positioned to capture it locally.

Ownership leases direct: faster decisions, straightforward terms, and a partner invested in each tenant's success.

IDEAL USES

Retail & storefront · Restaurant/QSR · Medical & dental · Professional office · Personal services · Fitness & wellness · Financial & insurance



PRELIMINARY NOT FOR CONSTRUCTION



Perspective — exterior materials, massing & covered entries

HIGHLIGHTS

- **New construction, delivering 2027** — now pre-leasing
- **Suites from 1,200 SF** — combine, divide, or build to suit
- **Anchor footprints** for larger users
- **US-91 / State Street corridor** — Shelley's primary route
- **171,773-person metro trade area**, \$85,767 median HH income
- **Owner-direct leasing** — fast decisions, straightforward terms

RETAIL / MEDICAL / OFFICE SUITES AVAILABLE FROM 1,200 SF



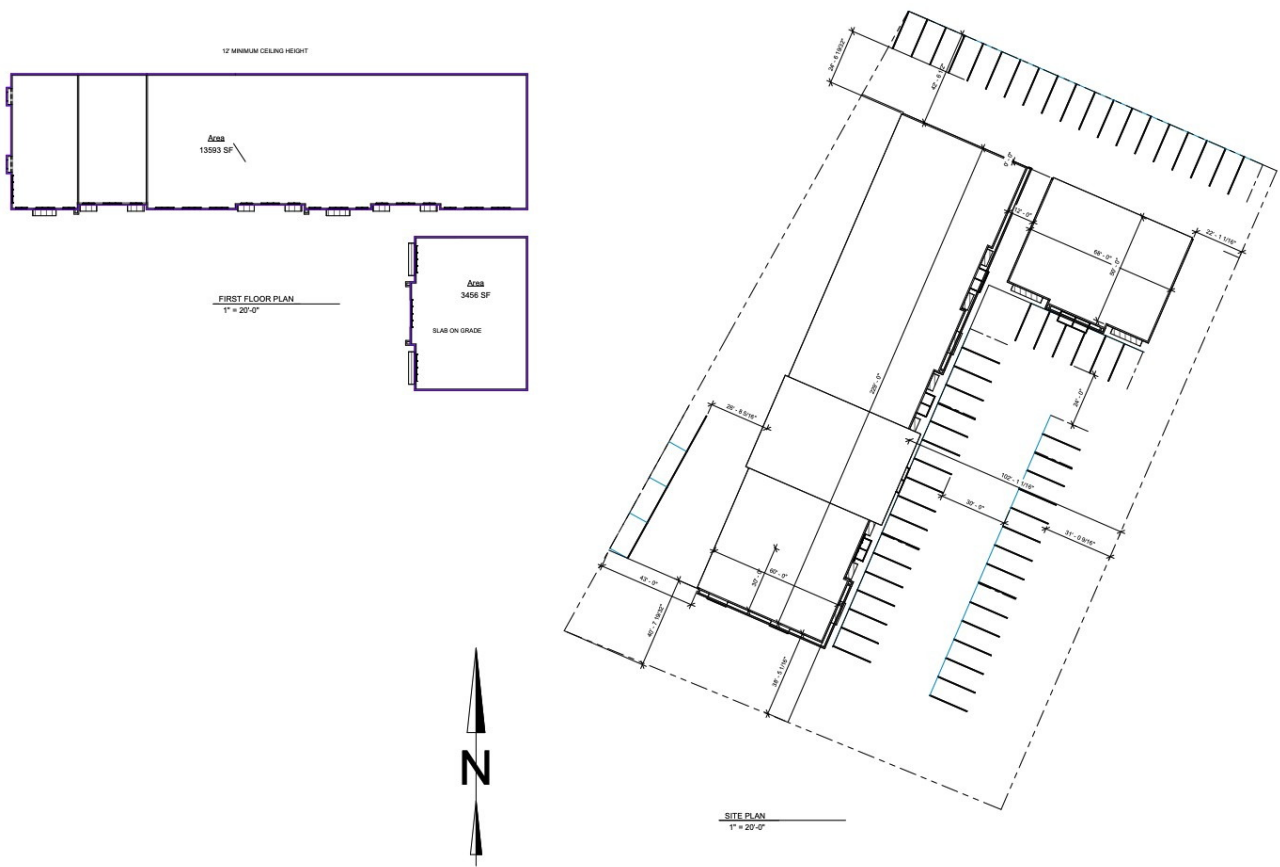
(208)-680-5439
BRYCE BRADSHAW

Monument sign concept — corridor signage opportunity (*preliminary*)

SECTION 03

Site plan

The building runs approximately 229 feet of storefront frontage with generous surface parking throughout the site.

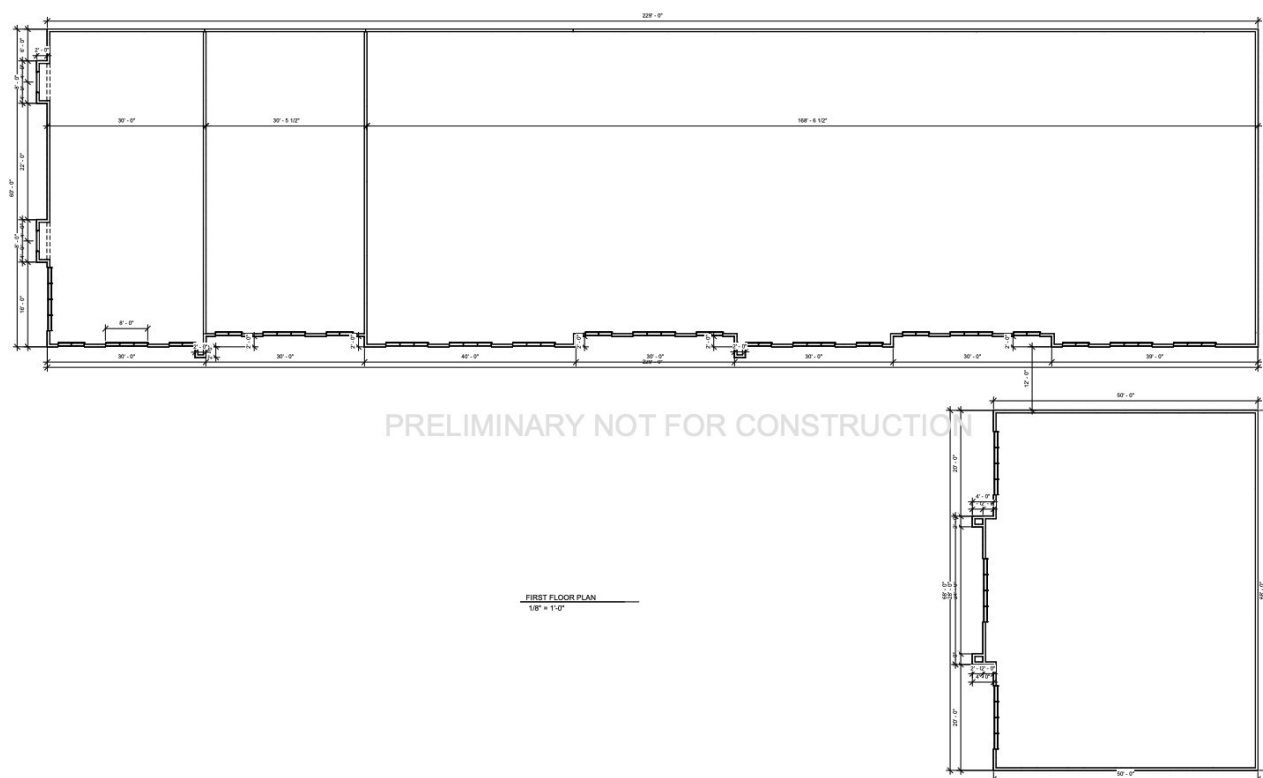


Site plan — building footprint & parking layout (*preliminary — not for construction*)

SECTION 04

Floor plan & suite options

Demising is flexible — take a single 1,200 SF suite, combine several bays, or build to suit an anchor footprint. Ownership will work with each tenant's prototype on layout, storefront, and finishes.



Preliminary floor plan — suites from 1,200 SF, demising flexible (*not for construction*)

Inline suites	From 1,200 SF — divisible & combinable · retail / medical / office · available 2027 · rate upon request
Anchor space	Inquire for footprint · retail / medical · available 2027 · rate upon request

SECTION 05

Designed to elevate your brand

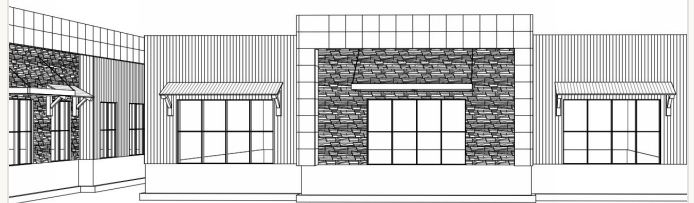
A modern agrarian aesthetic — board-and-batten, stone, and steel — with a two-story feature element, deep storefront glazing, and covered entries. A building customers notice from the road.



Final rendering — street presence & storefront frontage



PRELIMINARY NOT FOR CONSTRUCTION



Two-story entry feature & storefront detail



PRELIMINARY NOT FOR CONSTRUCTION



Front elevation



PRELIMINARY NOT FOR CONSTRUCTION

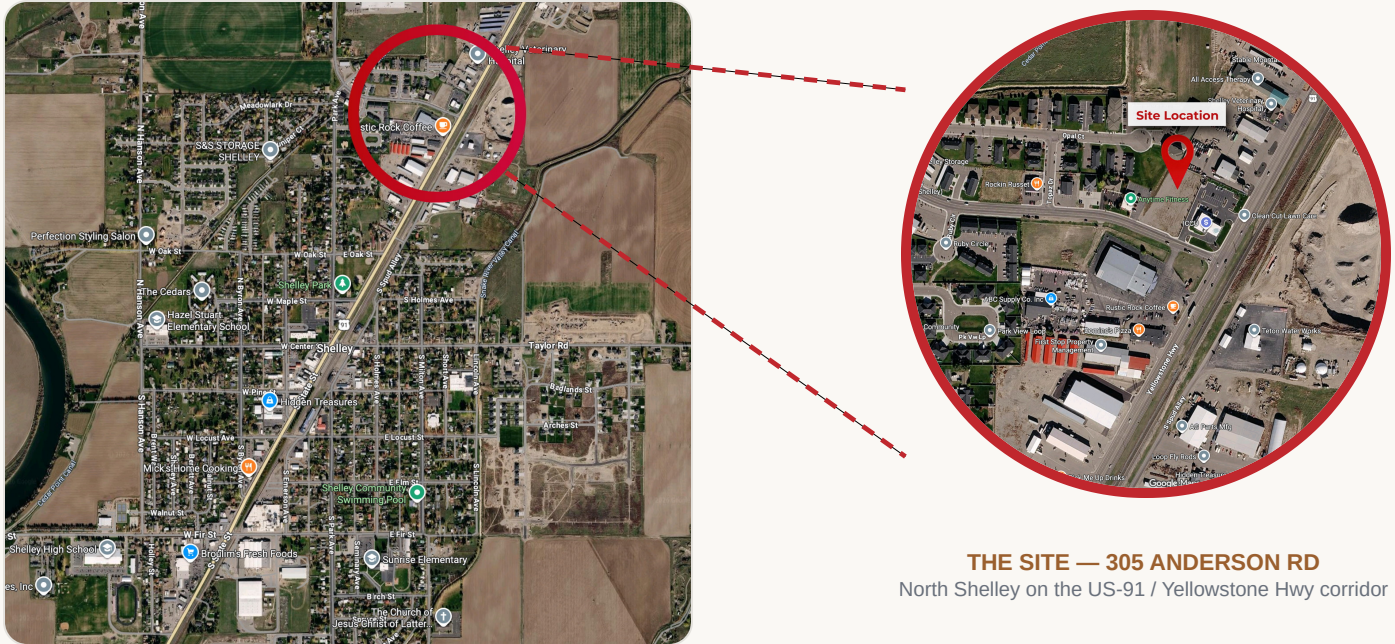


Side elevation & 3D views

SECTION 06

The demographics national retailers look for

Shelley sits on US-91 approximately 10 miles south of Idaho Falls, inside a metro trade area of more than 171,000 residents anchored by the Idaho National Laboratory and a strong regional agricultural economy. Shelley itself is growing faster than the metro — **+11.8% since 2020** with a median age of 30.8 — and its retail base has not kept pace with its rooftops. Anderson Commons sits on the city's north US-91 gateway, where Shelley's daily traffic meets the Idaho Falls commute.



THE SITE — 305 ANDERSON RD
North Shelley on the US-91 / Yellowstone Hwy corridor

Shelley, Idaho — site circled at the city's northern gateway on US-91, the primary route to Idaho Falls.

5,412

Growing fast, growing young

Shelley is up **11.8% since 2020**, ~2%/yr. Median age **30.8**, median HH income **\$77,563** — a household-formation market.

171,773

Metro-scale trade area

The Idaho Falls MSA exceeds **171,000 residents** with a median household income of **\$85,767**, well above the national median.

US-91

Shelley's primary corridor

The main north–south route to Idaho Falls. **Full 1-, 3- & 5-mile demographic and traffic package available on request.**

Figures from the U.S. Census Bureau (2020 Census & 2024 American Community Survey) and 2026 population estimates. Aerial imagery for reference only.

SECTION 07

Leasing process & contact

Anderson Commons is leased directly by ownership — no listing brokerage in the middle. Reach out with your size, use, and timing, and we'll respond with availability, the full demographic package, and lease terms, typically within one business day.

1 • Inquire	Call, email, or submit the form at anderson-commons.netlify.app
2 • Package	Receive availability, demographics & proposed terms
3 • LOI	Negotiate letter of intent directly with ownership
4 • Build-to-suit	Finalize layout, storefront & finishes for 2027 delivery

CONTACT OWNERSHIP

(208) 680-5439**Bryce Bradshaw • Ownership**bryce@weldon.venturesanderson-commons.netlify.app

Scan for availability, plans & market data

DISCLAIMER

This Leasing Offering Memorandum is provided solely for the purpose of evaluating a potential lease at Anderson Commons, 305 Anderson Rd, Shelley, Idaho, and is not an offer to lease or a contract. The information contained herein has been obtained from sources believed to be reliable, including preliminary architectural drawings and public demographic data; however, ownership makes no representation or warranty, express or implied, as to its accuracy or completeness. All plans, renderings, dimensions, square footages, delivery dates, and site configurations are preliminary, are not for construction, and are subject to change without notice. Tenant names or signage depicted in renderings are illustrative only and do not represent executed leases or commitments. Prospective tenants and their advisors should independently verify all information material to their decision. Terms are available upon request and subject to change.