

BRING YOUR FITNESS VISION TO LIFE AT THE LINCOLN PLAZA IN JEROME, IDAHO



LINCOLN PLAZA 1,500 - 15,000 SF & 0.76 - 1.67 ACRES

1120 South Lincoln Avenue, Jerome, Idaho 83338



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PROPERTY DETAILS

AVAILABLE:	1,500 - 15,000 SF
RATES & TERMS:	NEGOTIABLE
T.I. ALLOWANCE:	AVAILABLE
ZONING:	C2 GENERAL BUSINESS
PARKING:	LARGE LOT - 3+ ACRES
SIGNAGE:	BUILDING & PYLON AREAS



With 15,000 square feet of vacant space, this property offers an exceptional opportunity for a gym or fitness center looking to establish a strong presence in Jerome, Idaho.

The expansive layout provides the flexibility to create a modern, full-service fitness destination featuring strength and cardio equipment, group fitness studios, functional training areas, personal training, and more.

A high-quality gym would fill an important community need while attracting consistent daily traffic and building a loyal customer base from Jerome and the surrounding area.

For an operator seeking room to grow, visibility, and the ability to create a customized fitness experience, 1120 South Lincoln Avenue offers the space and potential to make it happen.

Contact our listing team for additional leasing information and to schedule a property tour today!!!

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SONORA TACOS

PUFF N STUFF

AVAILABLE
1,500 SF

COMBINED
4,000 SF

AVAILABLE
2,500 SF

AVAILABLE
15,000 SF

AVAILABLE
SECURE YARD AREAS
0.76 & 1.67 ACRES

YOUR
NEW GYM
LOCATION

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1, 3 & 5 MILE DEMOS

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



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

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5, 10 & 15 MINUTE DEMOS

15 MINUTE SNAPSHOT

25,787

GROWING POPULATION

8,682

HOUSEHOLDS

\$68,322

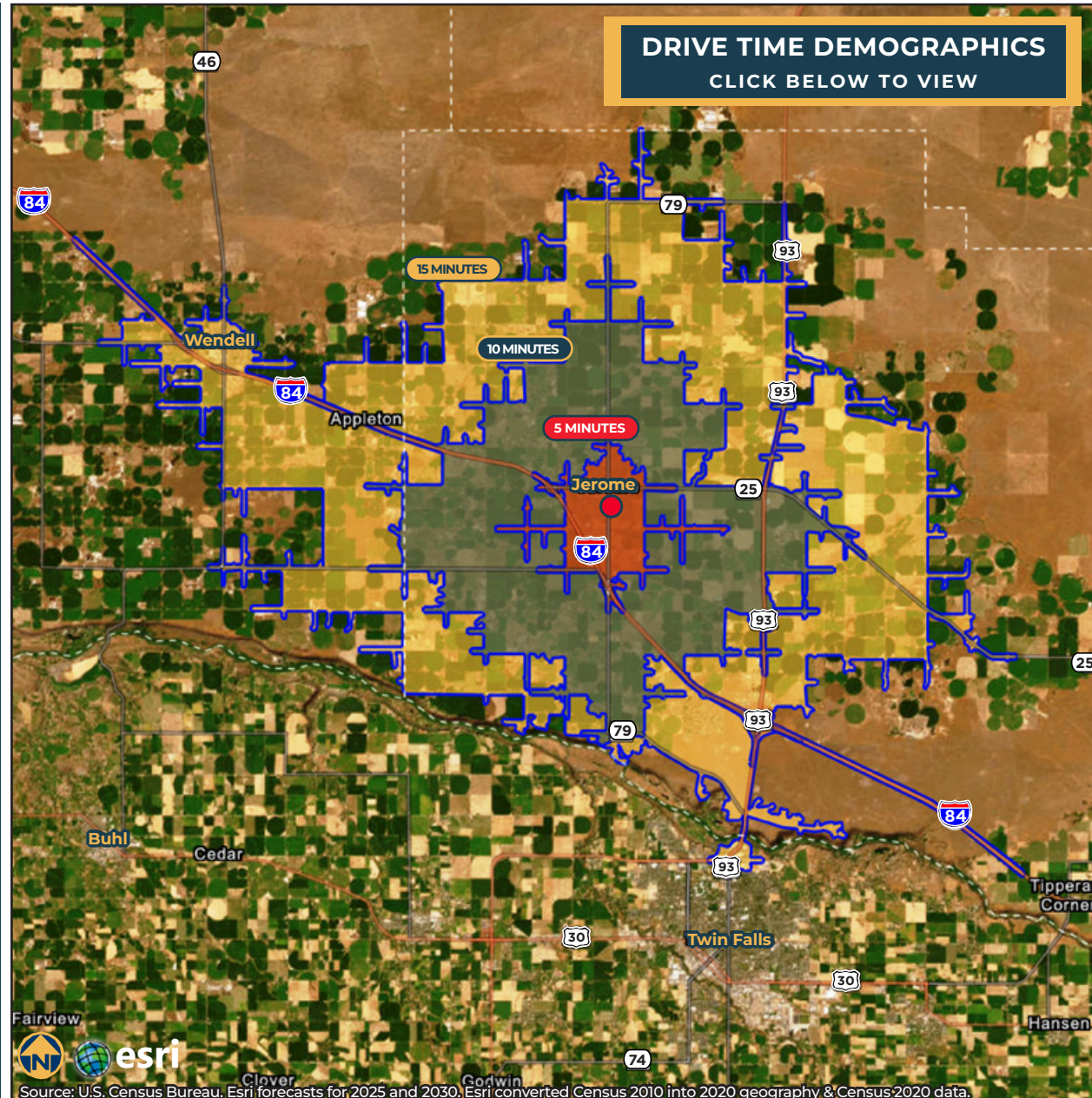
MEDIAN HH INCOME

\$88,496

HIGH AVERAGE HH INCOME

12,378

DAYTIME POPULATION



15,000 SQUARE FEET - UNLIMITED POTENTIAL AT THE LINCOLN PLAZA IN JEROME, IDAHO



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- **THE SPACE TO BUILD JEROME'S NEXT FITNESS DESTINATION**
- **STRONG OPPORTUNITY TO SERVE JEROME AND THE SURROUNDING MAGIC VALLEY**
- **CREATE A DESTINATION FITNESS EXPERIENCE TAILORED TO THE NEEDS OF THE LOCAL COMMUNITY**
- **DESIGNED FOR GROWTH WITH ROOM FOR EQUIPMENT, CLASSES, PERSONAL TRAINING, AND SPECIALTY PROGRAMS**
- **A RARE OPPORTUNITY TO SECURE A LARGE-FORMAT SPACE FOR AN ESTABLISHED OPERATOR OR GROWING FITNESS BRAND**



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