

FOR SALE OR LEASE



PROPERTY DETAILS

TBD 17th Street & Midway Avenue, Ammon, ID 83406

- 1,200–2,400 SF space available
- Excellent office park location offering high traffic counts and multiple access points
- Exceptional visibility with frontage on Midway Avenue off of 17th Street
- Ample parking available
- Asking price: \$787,500
- Lease rate: \$22/SF/year NNN
- Estimated delivery: September 2026

2025 DEMOS



EST. POPULATION

1 MILE » **9,544**
3 MILE » **66,703**
5 MILE » **106,262**



EST. HOUSEHOLDS

1 MILE » **3,551**
3 MILE » **23,520**
5 MILE » **37,821**



EST. AVERAGE HH INCOME

1 MILE » **\$96,381**
3 MILE » **\$102,662**
5 MILE » **\$105,478**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

3345 Chasewood Drive

Ammon, ID 83406

Office 208.874.0230

www.newmarkmw.com



NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.newmarkmw.com

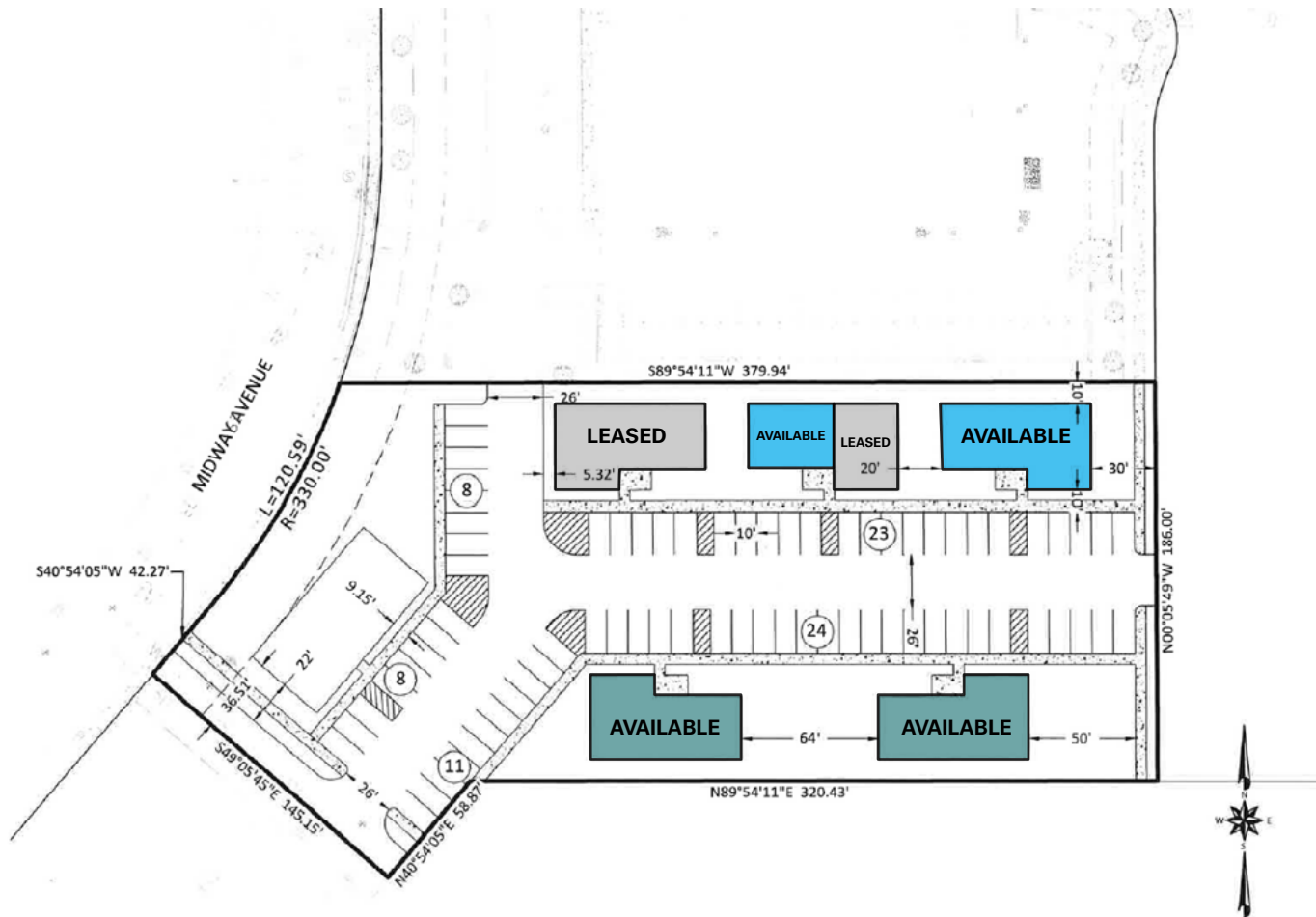
SITE PLAN

Phase 1

Estimated delivery: September 2026

Phase 2

Estimated delivery: Winter 2026



NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

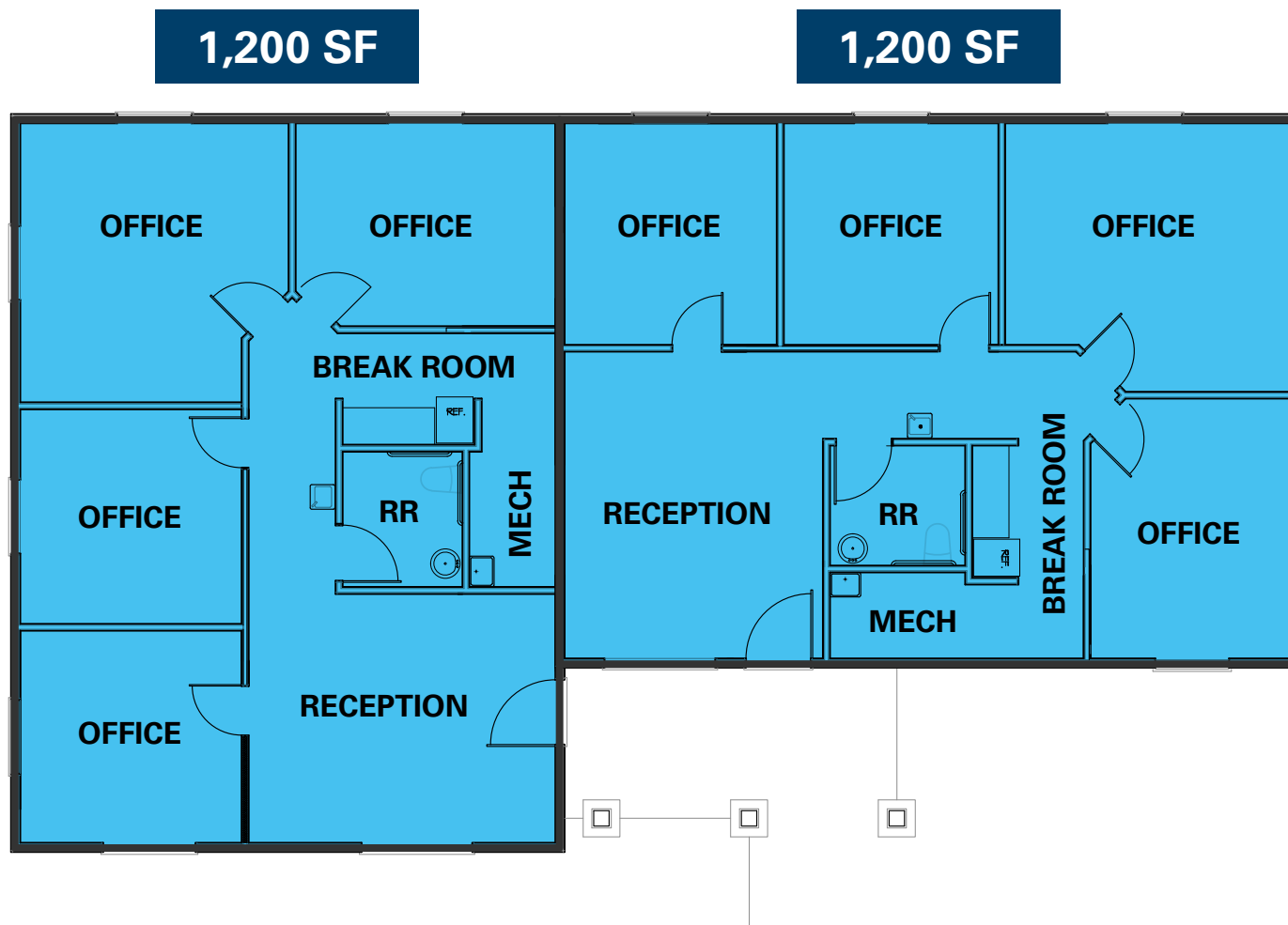
3345 Chasewood Drive

Ammon, ID 83406

Office 208.874.0230

www.newmarkmw.com

DUSTIN MORTIMER
 dmortimer@newmarkmw.com
 direct 208.874.0230
[View Profile](#)

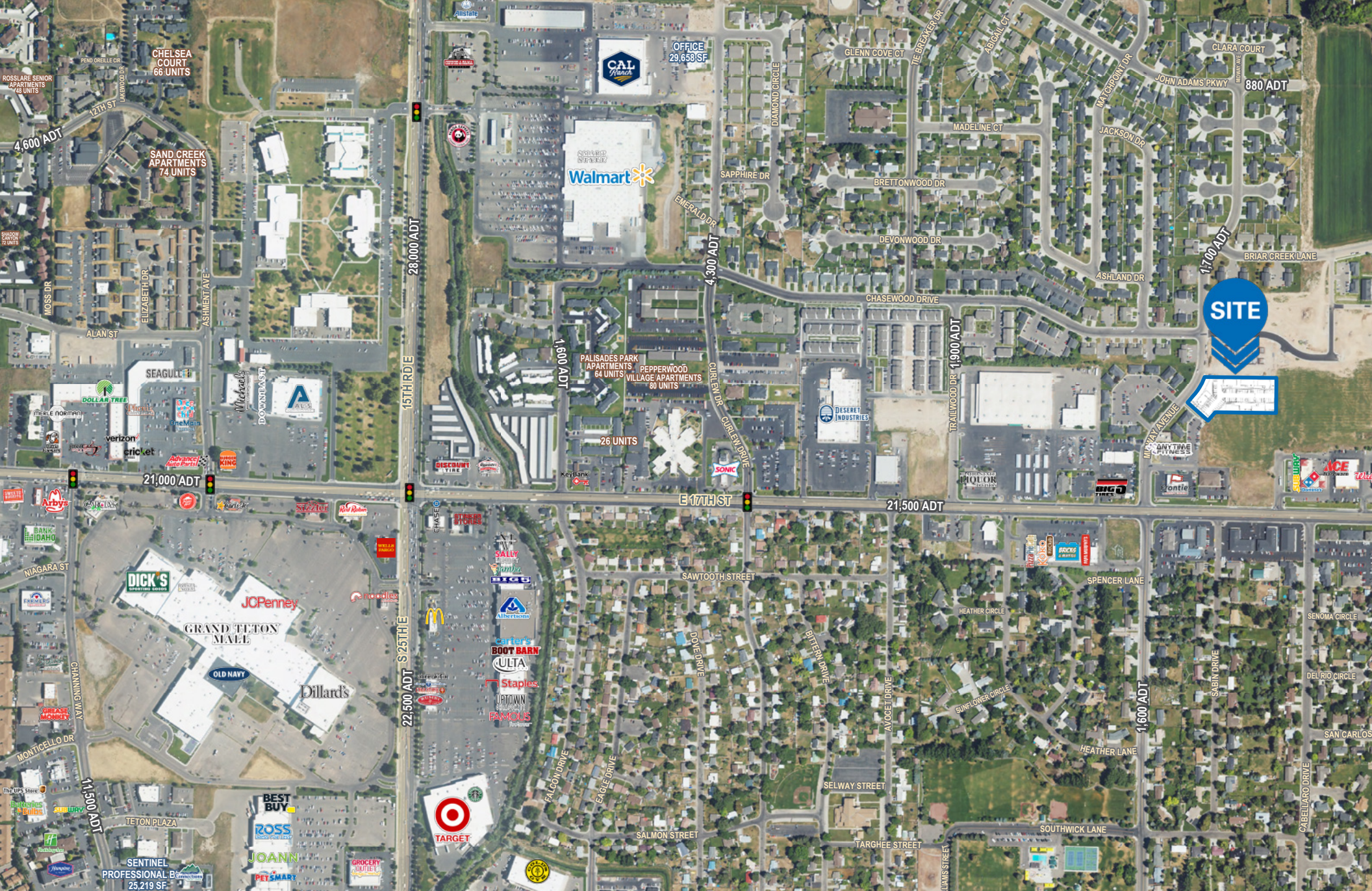


**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 3345 Chasewood Drive
 Ammon, ID 83406
 Office 208.874.0230
www.newmarkmw.com



DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

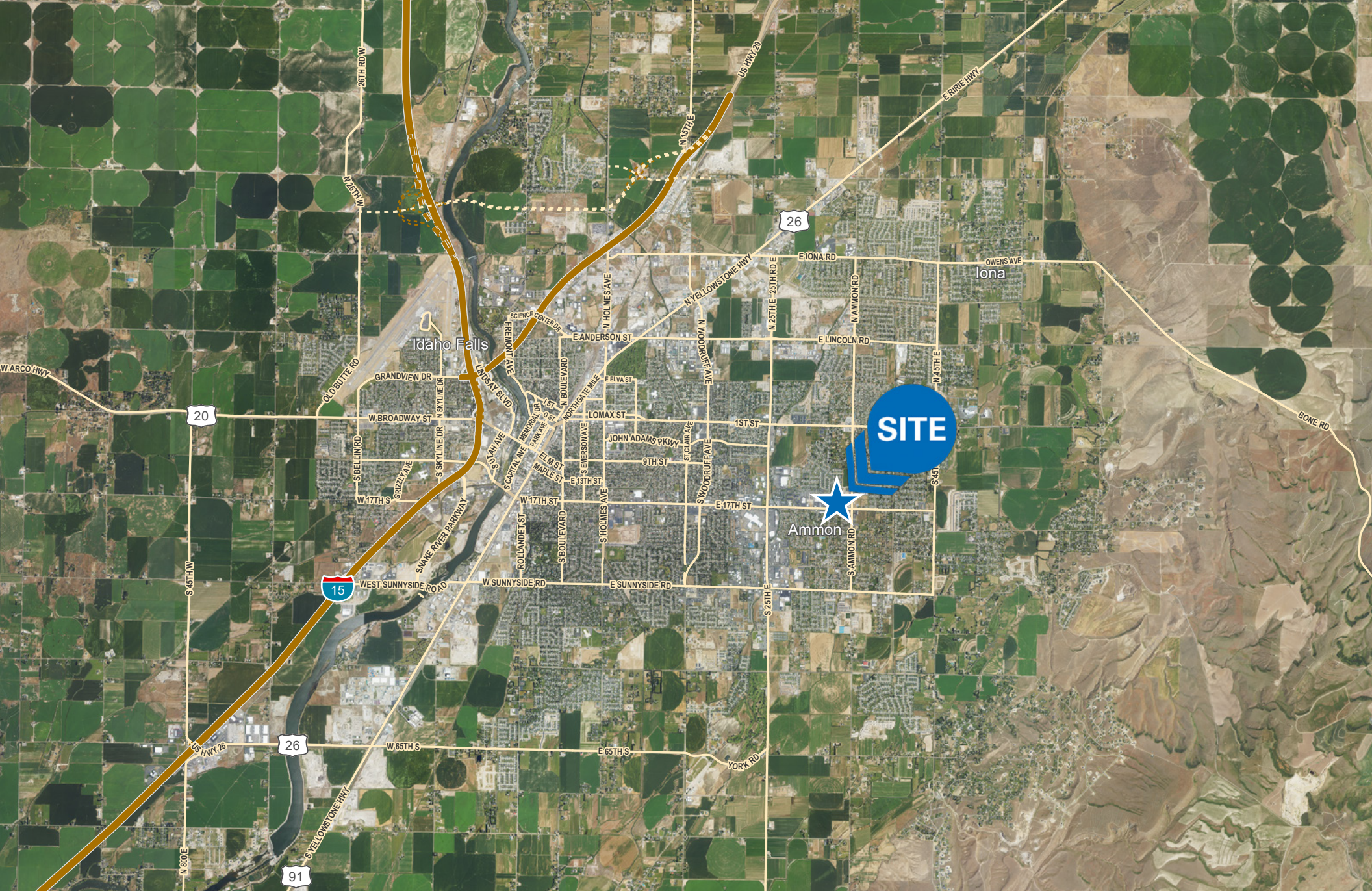
**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.newmarkmw.com



NEWMARK
MOUNTAIN WEST

DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.newmarkmw.com



DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.newmarkmw.com