

OFFICE/RETAIL SPACE FOR LEASE

404 S. Eagle Road | Eagle, ID 83616



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

SALON/RETAIL/OFFICE SUITE FOR LEASE 404 S. EAGLE ROAD

Eagle, ID 83616



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ECONOMIC DATA

LEASE RATE: \$2,500 per month
LEASE TYPE: MG

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Eagle

BUILDING DATA

BUILDING SF: 5,976 SF
YEAR BUILT: 2000
ZONING: CBD-DA

LISTING DATA

AVAILABLE SF: 750
SUITE: D

PROPERTY OVERVIEW

Lee & Associates is pleased to present a 750 SF office/retail space for lease. Prominently situated in front of Albertsons at one of the busiest intersections in the state, this property offers exceptional visibility. Tenant signage is available, enhancing exposure along State Street, which sees a traffic count of 38,000 vehicles per day (VPD), with an additional 54,000 VPD on Eagle Road. The site also features ample on-site parking and multiple access points, ensuring convenient entry for customers.

PROPERTY HIGHLIGHTS

- Available now
- Turnkey office/retail for lease
- Excellent co-tenancy with local & national restaurants and retailers
- Located in the heart of Eagle
- Anchored by Albertson's
- Building and monument signage available
- 3 separate offices & private bathroom

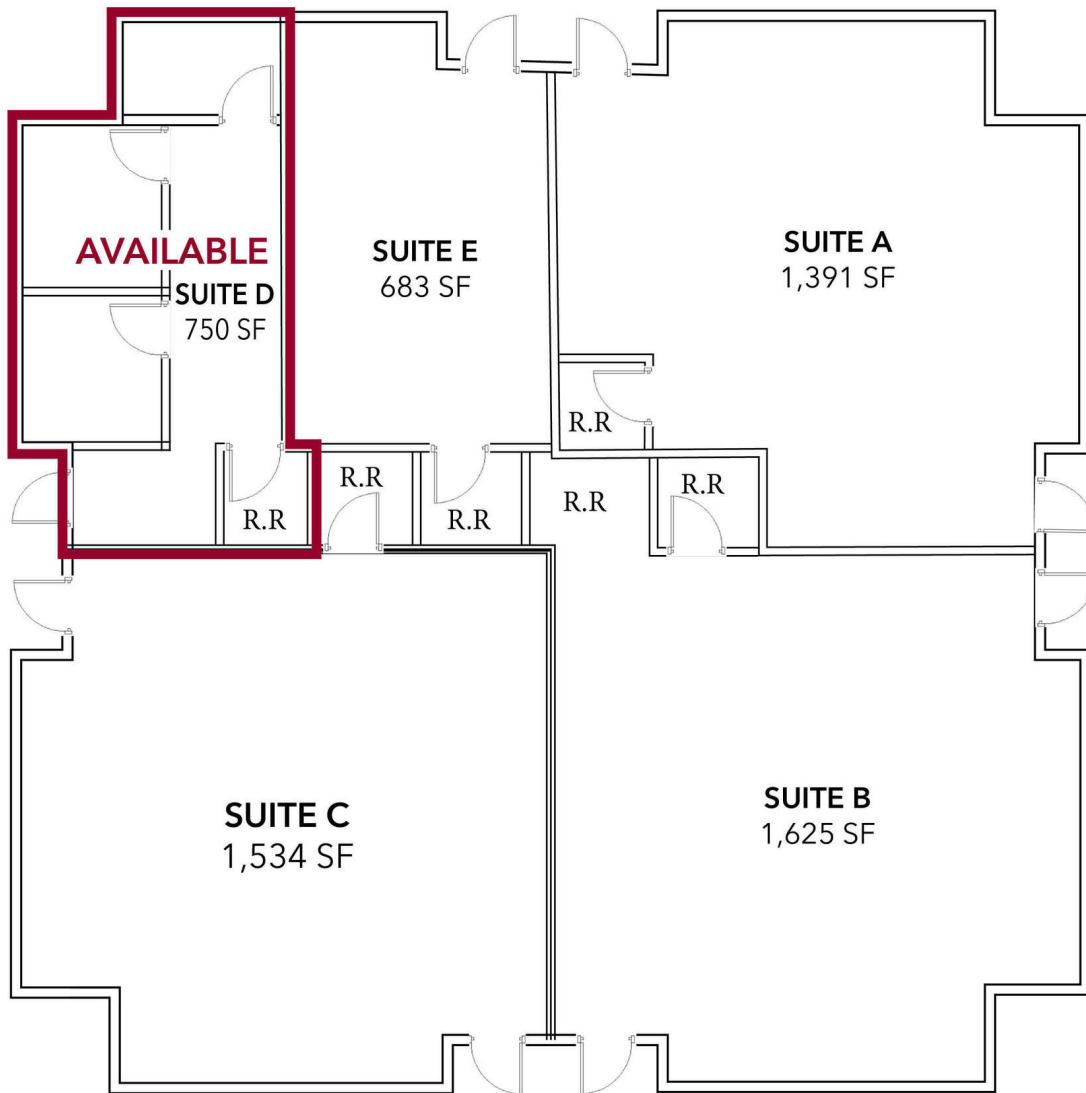
Matt Mahoney, SIOR | Managing Principal
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	750 SF	Modified Gross	\$2,500 per month

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Eagle, Idaho

Eagle, Idaho is located in Ada County, just 10 miles northwest of Boise with a population of 32,100 residents. Eagle is known for its beautiful scenery nestled in the Boise foothills and family-friendly community. This city also has a wide variety of different parks and outdoor amenities to enjoy including Eagle Island State Park, Boise River Greenbelt, The Ada/Eagle Sports Complex, and golf courses etc. One popular local activity in Eagle is the Eagle Saturday Market held in the heart of Downtown Eagle, that offers local produce, arts & crafts, woodwork, specialty food items and more!

Eagle News & Statistics

- 57.2% of total population that is in civilian labor force
- Mean travel time to work is about 22.5 minutes
- Median Household Income from 2016-2020 is \$91,414
- Since 2010, the City's population has an annual growth of over 4.5%
- Some of Eagle's Improvement Projects include an Eagle Rd. pedestrian & bicycle bridge, Hwy 44 pedestrian Crossing, regional sports park, and Downtown Eagle mobility improvements

[census.gov](https://www.census.gov), [cityofeagle.org](https://www.cityofeagle.org)



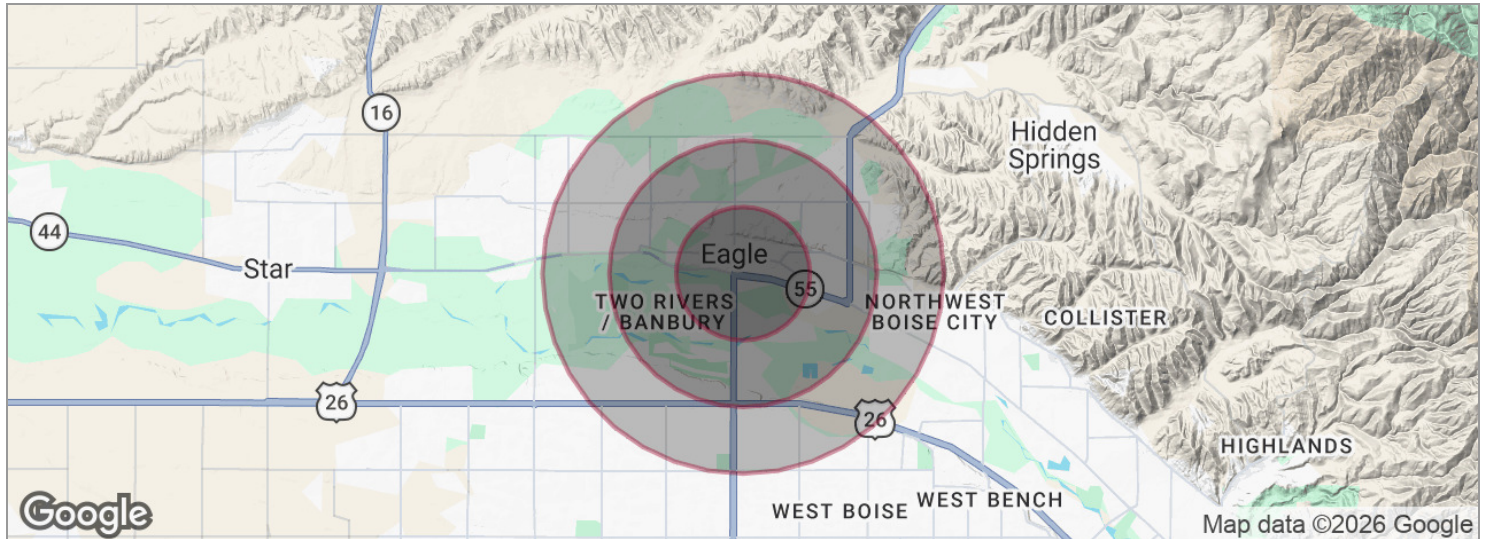
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	5,971	19,720	41,889
Median age	48.4	47.0	46.3
Median age (Male)	43.3	44.6	44.3
Median age (Female)	54.5	49.0	46.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	2,603	7,874	16,199
# of persons per HH	2.3	2.5	2.6
Average HH income	\$126,653	\$157,363	\$155,217
Average house value	\$640,616	\$754,323	\$700,623

*Demographic data derived from 2020 ACS - US Census

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