

RETAIL/EVENT SPACE FOR LEASE

DOWNTOWN IDAHO FALLS

330 SHOUP AVE | IDAHO FALLS, ID | 83402



Shane Murphy
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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- Main floor, formerly Us Bank
- Perfect location for a Downtown Event Center with rare, private parking available on the East and west side of the building.
- Large foyer area with windows all along the South and west side of the building.
- 18 Foot Ceilings
- On a hard lighted, prime corner downtown Idaho Falls. Great exposure, perfect for any Retail opportunity.
- One block away from the Snake River Greenbelt.

AVAILABLE SPACE

Main Level

Retail/Lobby/Common Area	8,369 SF
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Lease Rate Pricing	Contact Agent For Pricing	Contact Agent For Pricing
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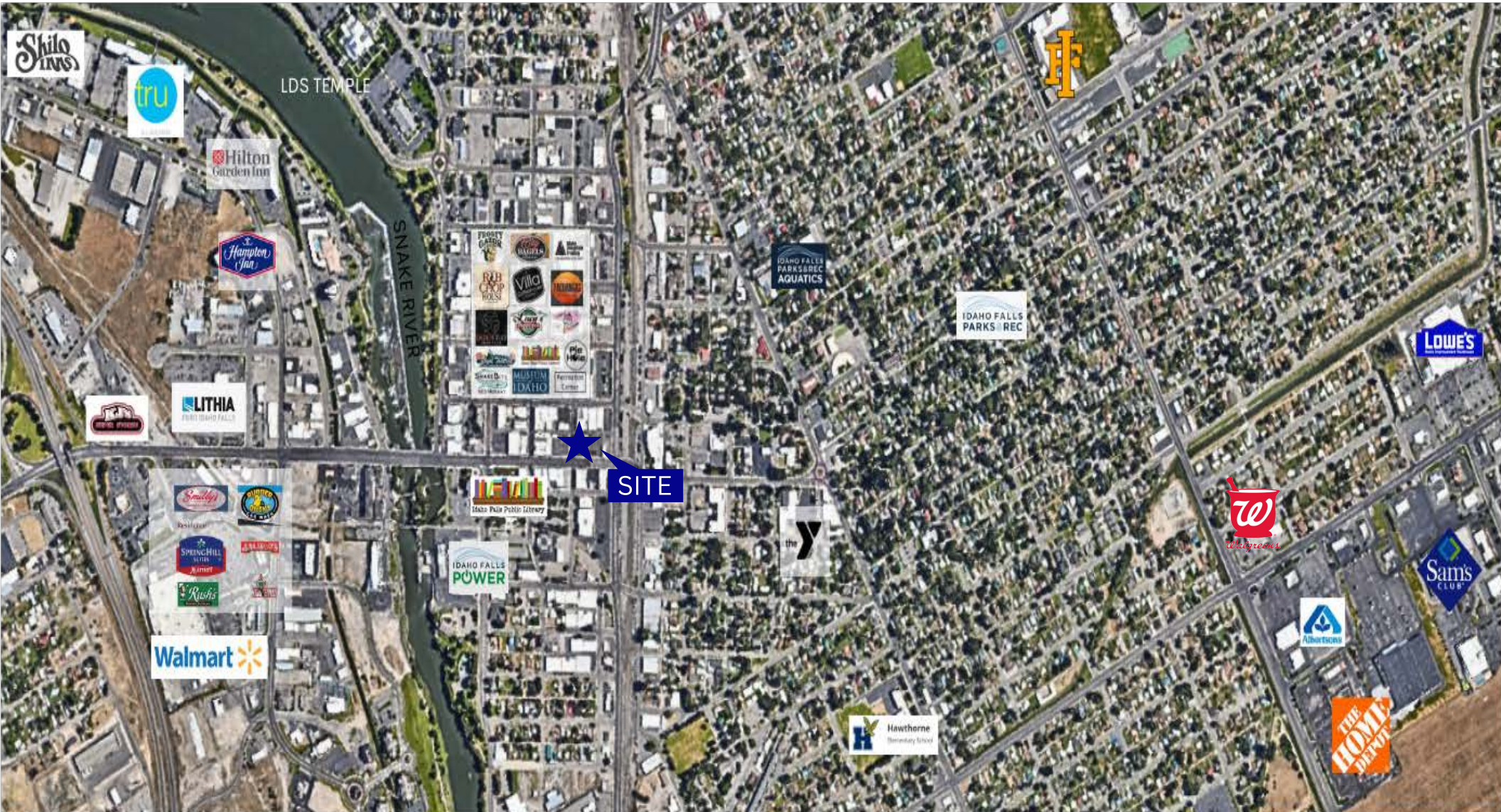
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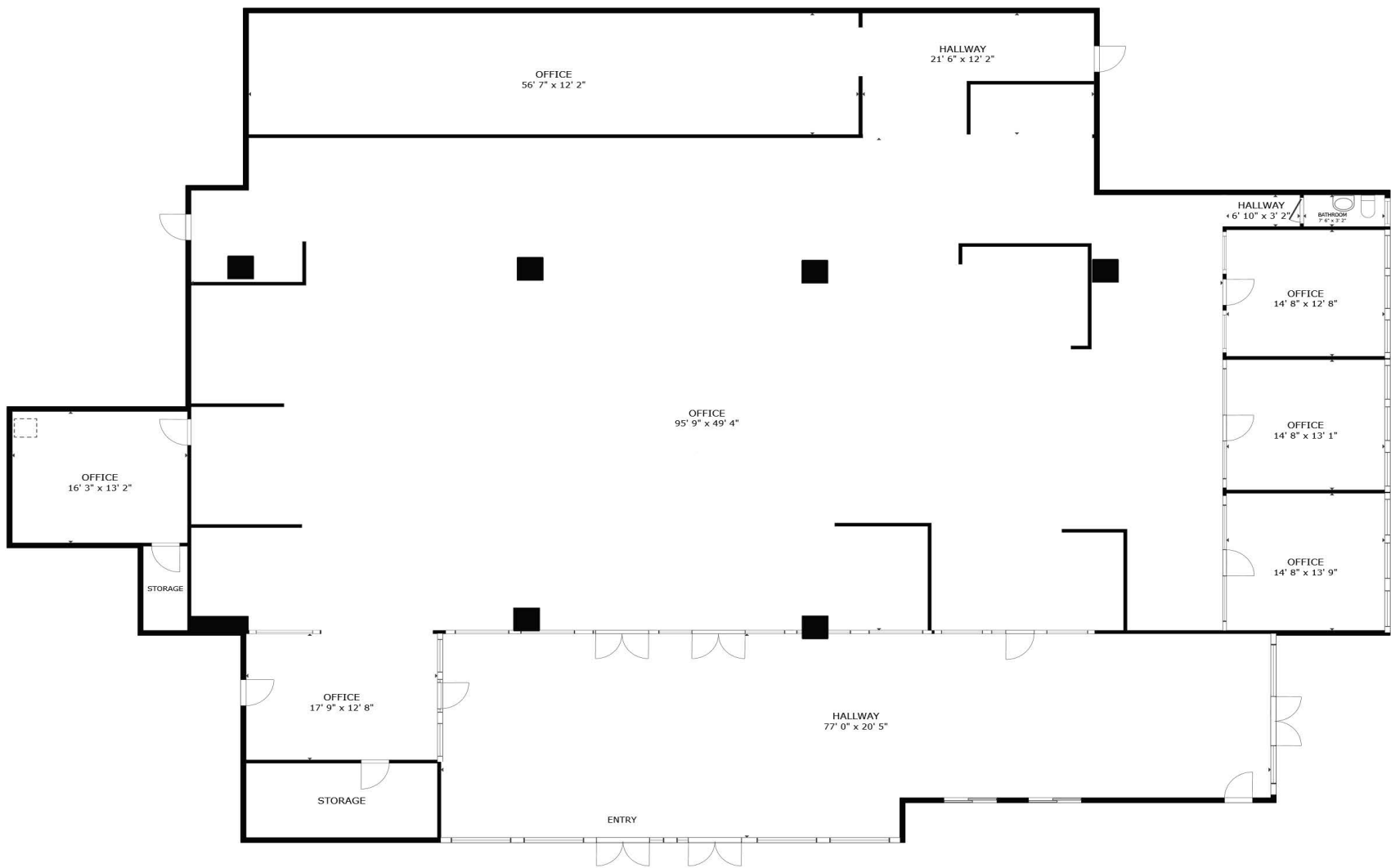
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MAIN LEVEL



FLOOR PLAN



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PHOTOS



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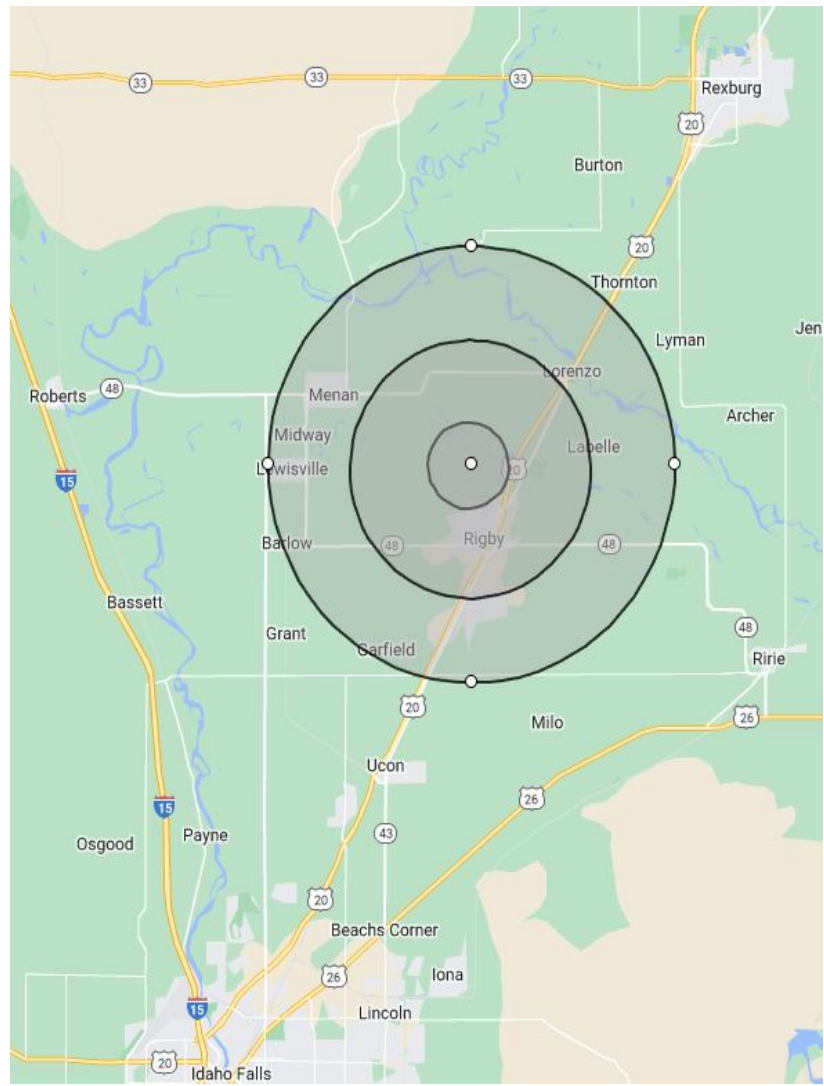
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	541	4,821	19,919
AVERAGE AGE	38.7	32.9	30.5
HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	175	1,497	6,092
AVERAGE INCOME	\$93,374	\$87,548	\$71,082
AVERAGE HOUSE VALUE	\$227,678	\$232,794	\$224,568



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