

PICK ME UP

INVESTMENT SALE



PROPERTY DETAILS

3378 Clearview Lane, Ammon, ID 83406

- Sale Price: \$941,423
- CAP Rate: 6.5%
- Long term tenant: Pick Me Up
- 1200 SF, Drive Thru Property
- Pristine visibility on Ammon Road
- Built in 2022

2025 DEMOS



EST. POPULATION

1 MILE » **12,573**
3 MILE » **76,595**
5 MILE » **114,680**



EST. HOUSEHOLDS

1 MILE » **5,060**
3 MILE » **27,647**
5 MILE » **40,815**



EST. AVERAGE HH INCOME

1 MILE » **\$89,381**
3 MILE » **\$98,767**
5 MILE » **\$105,135**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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482 Constitution Way, Suite 211
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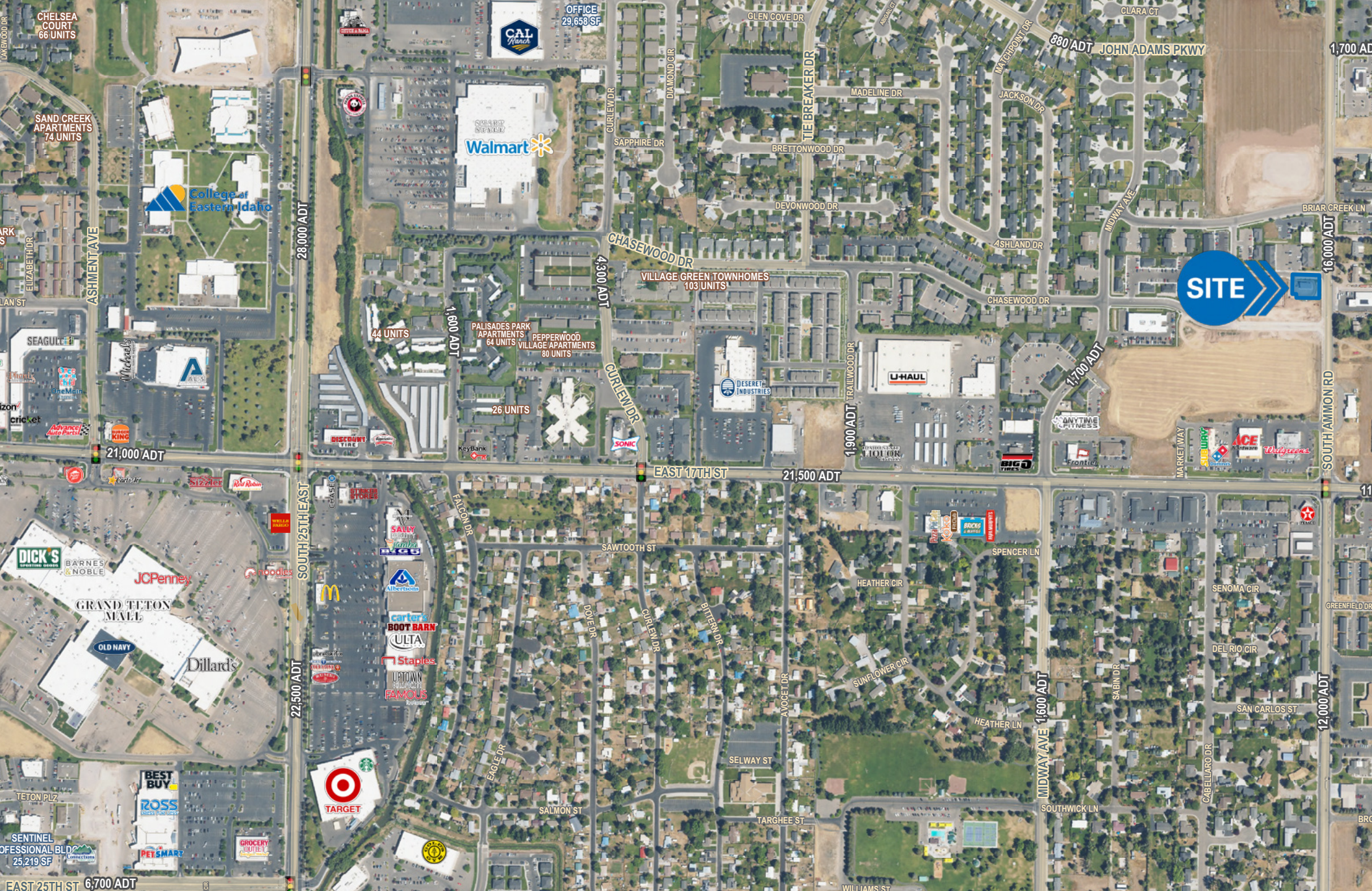


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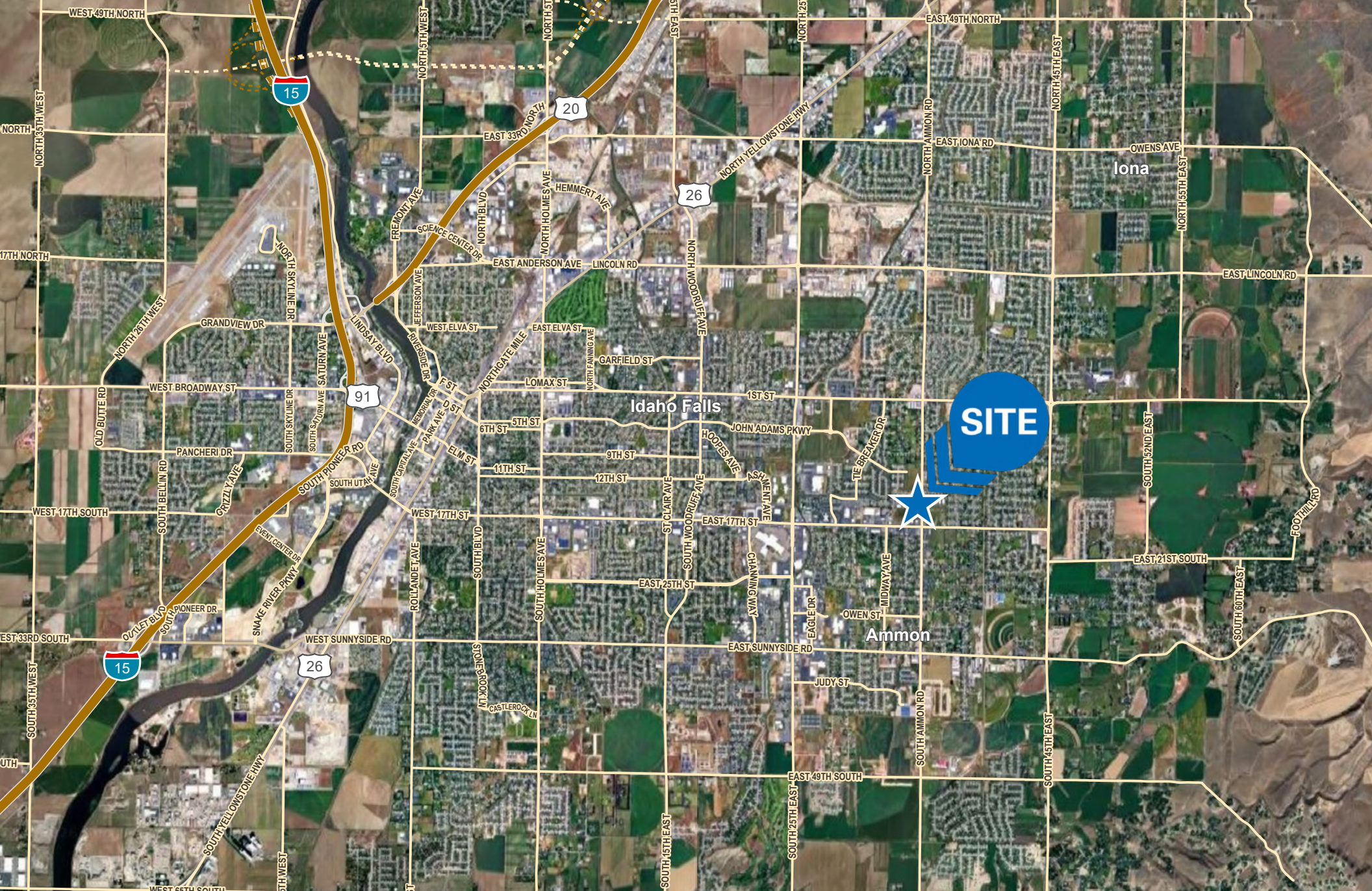
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