

FOR LEASE



PROPERTY DETAILS

225 Anderson Rd, Suite A, Shelley, ID 83274

- 900 SF retail end-cap with a convenient drive-through and excellent visibility
- Currently built out as a soda shop with a small seating area, order counter, and kitchen prep area
- Located in the same building as Sauce Take N' Bake and Rockin Russet Bar and Grill, providing built-in neighboring businesses and customer traffic
- Turnkey layout ideal for a beverage shop, quick-service concept, or other retail use
- Lease Rate: \$1,450/month NNN

2026 DEMOS



EST. POPULATION

1 MILE » **4,089**
3 MILE » **9,518**
5 MILE » **13,549**



EST. HOUSEHOLDS

1 MILE » **1,333**
3 MILE » **3,111**
5 MILE » **4,539**



EST. AVERAGE HH INCOME

1 MILE » **\$120,646**
3 MILE » **\$139,599**
5 MILE » **\$134,486**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

482 Constitution Way, Suite 211

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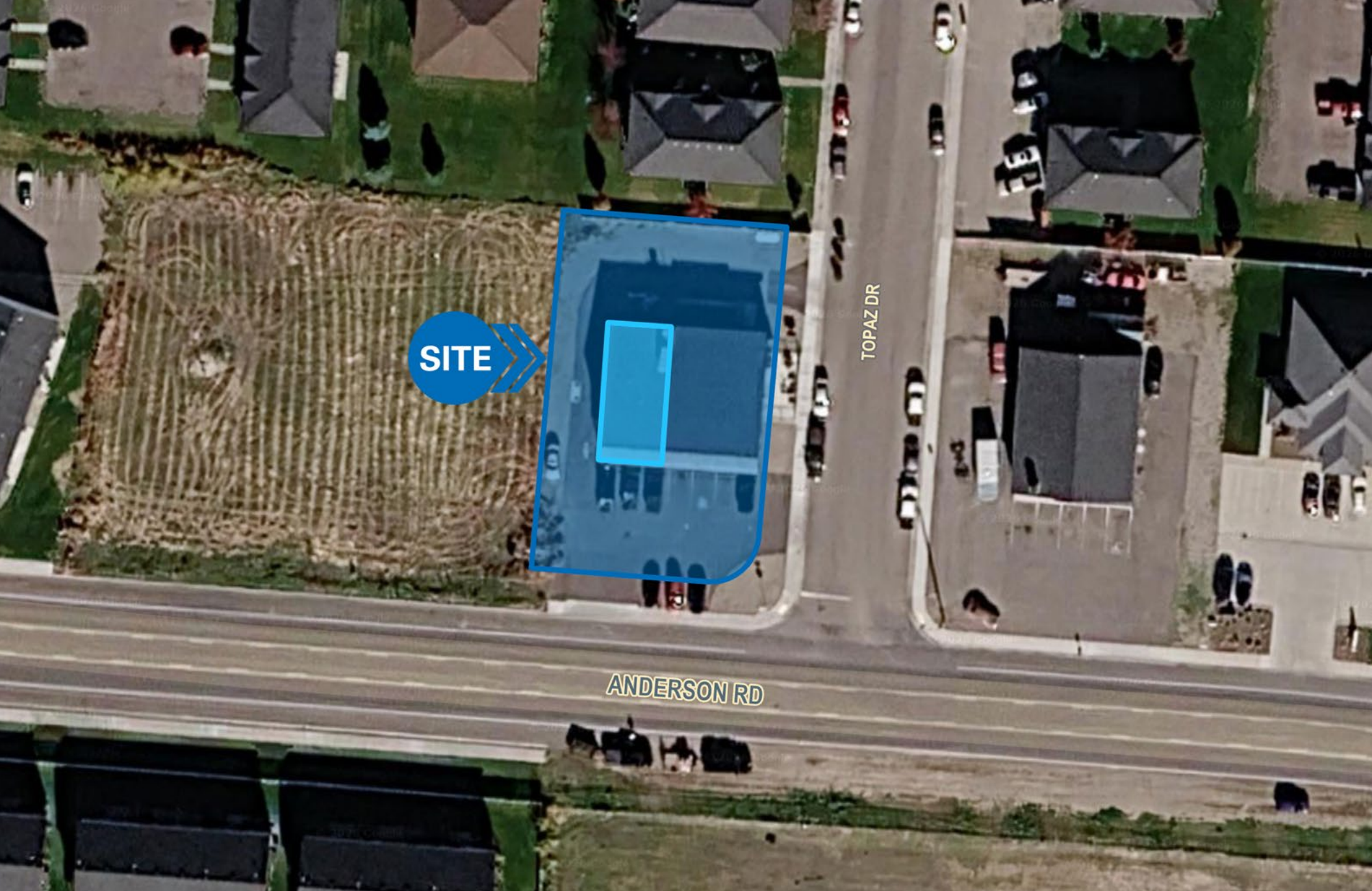
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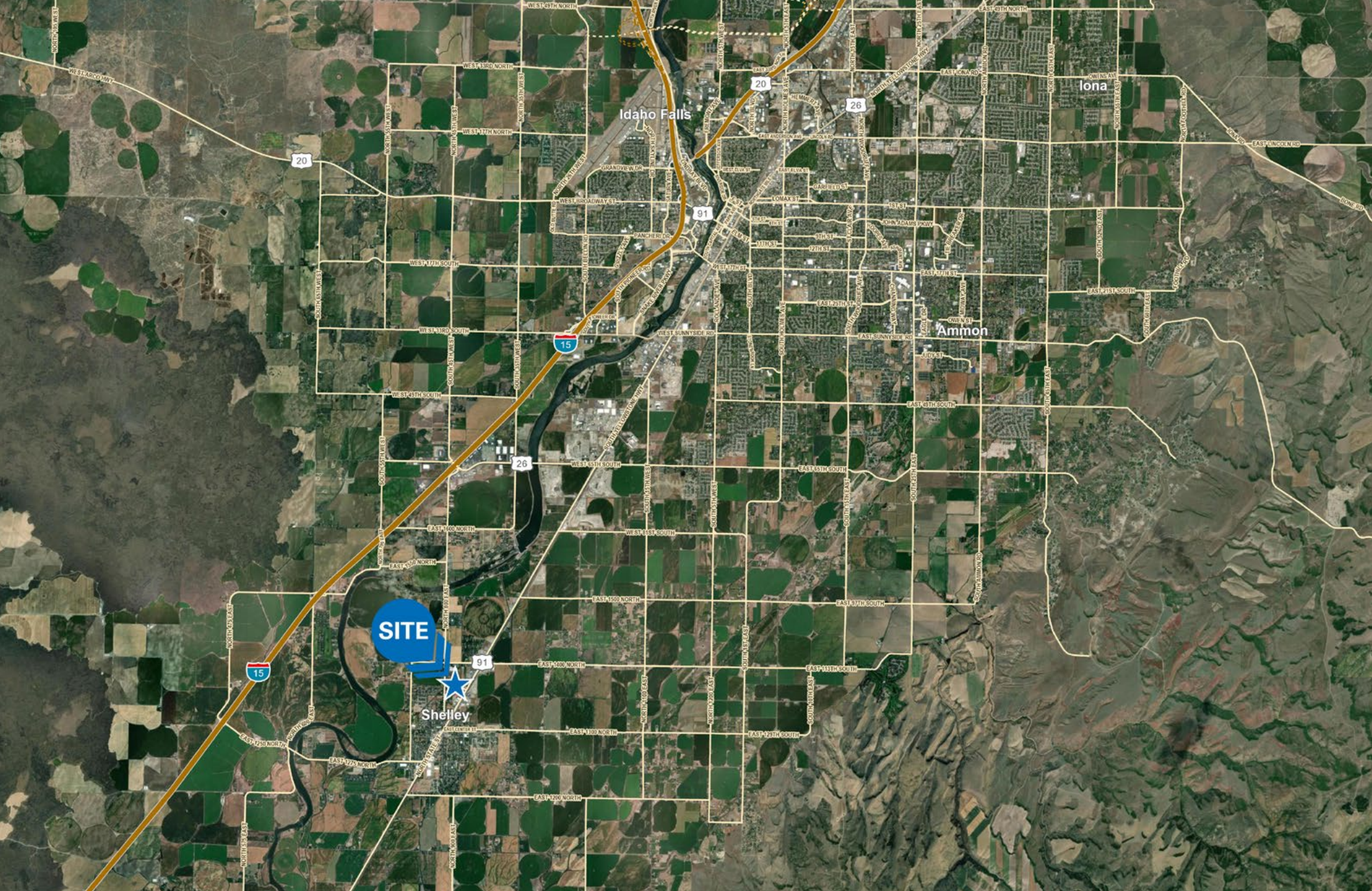
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