

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: Winter 2026

2026 DEMOS



EST. POPULATION

1 MILE » **9,880**
3 MILE » **67,171**
5 MILE » **105,439**



EST. HOUSEHOLDS

1 MILE » **3,665**
3 MILE » **23,827**
5 MILE » **37,963**



EST. AVERAGE HH INCOME

1 MILE » **\$100,943**
3 MILE » **\$109,383**
5 MILE » **\$112,141**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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482 Constitution Way, Suite 211
Idaho Falls, ID 83402
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SITE PLAN

Phase 2

Estimated delivery: Winter 2026

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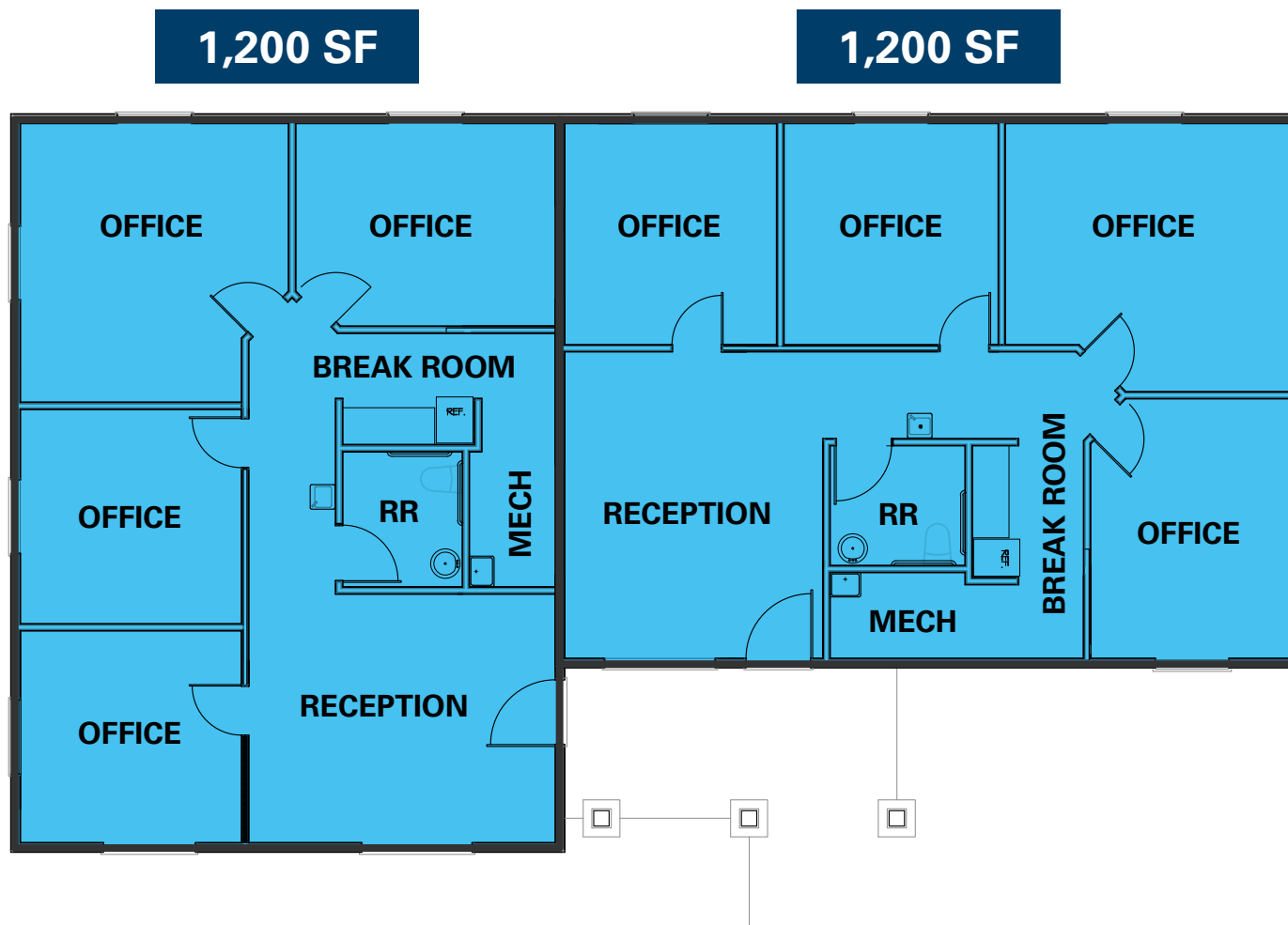
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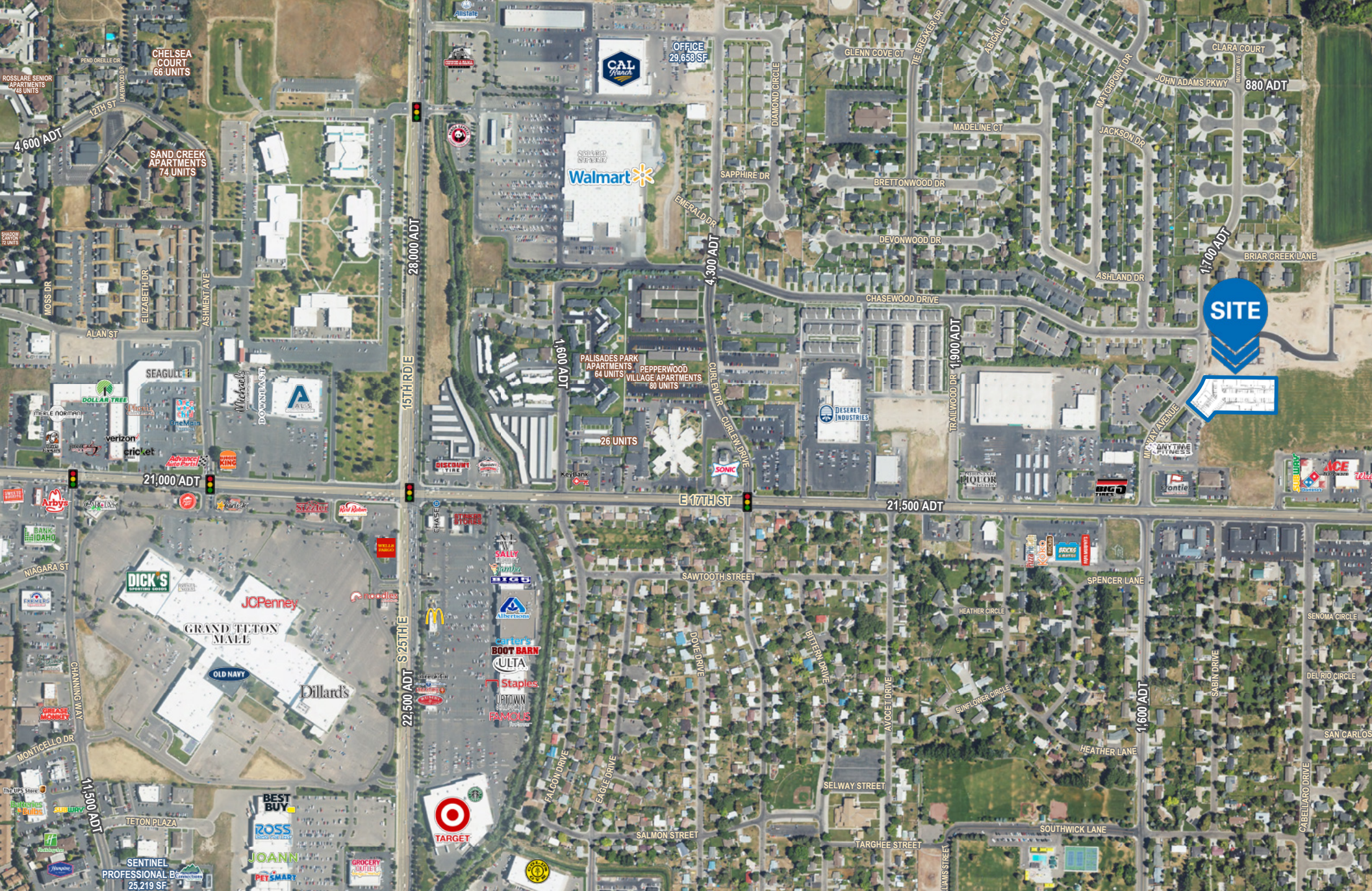


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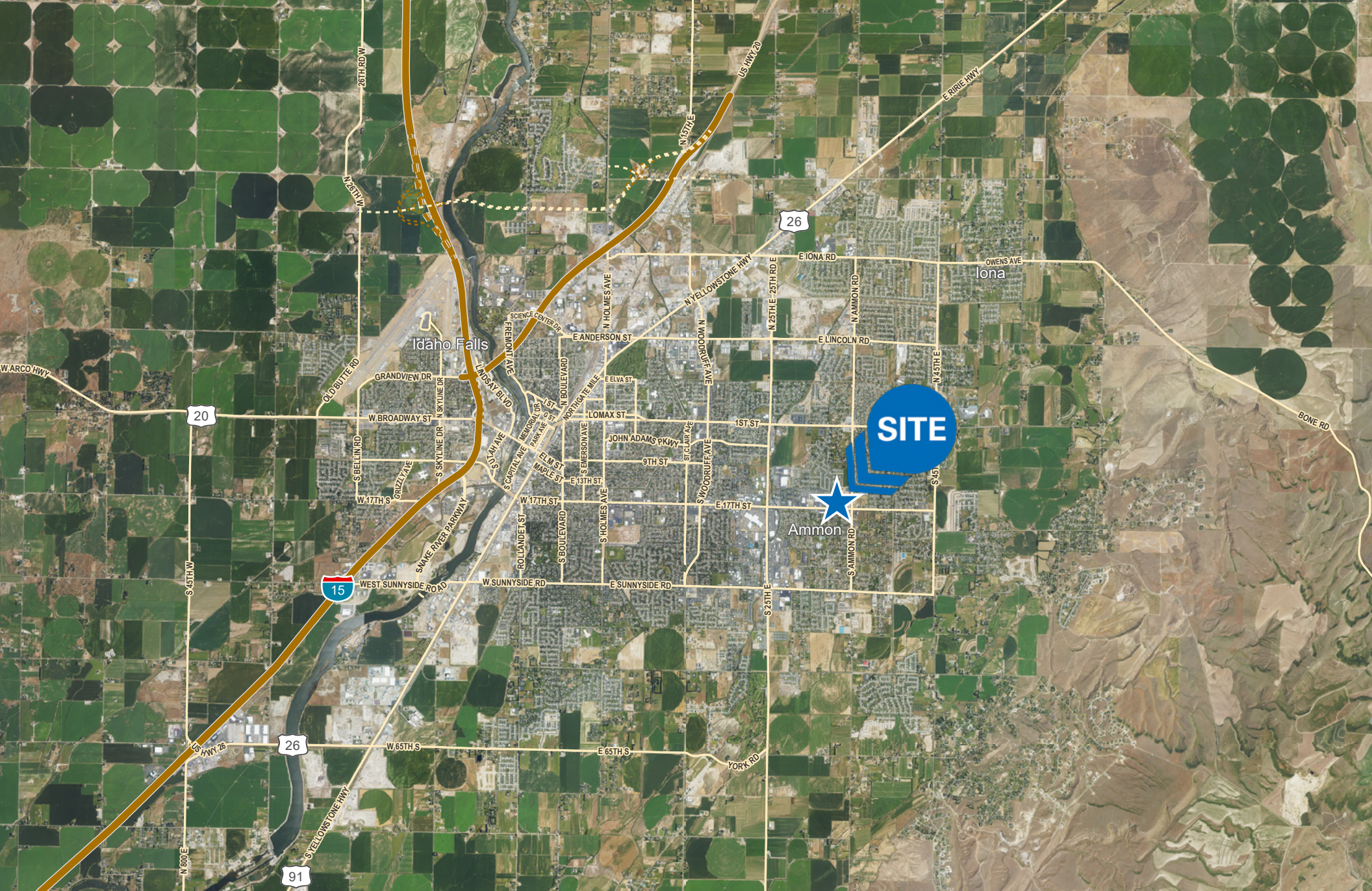
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