AMMON PARK DEVELOPMENT

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: Spring 2027

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**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NEWMARK
MOUNTAIN WEST

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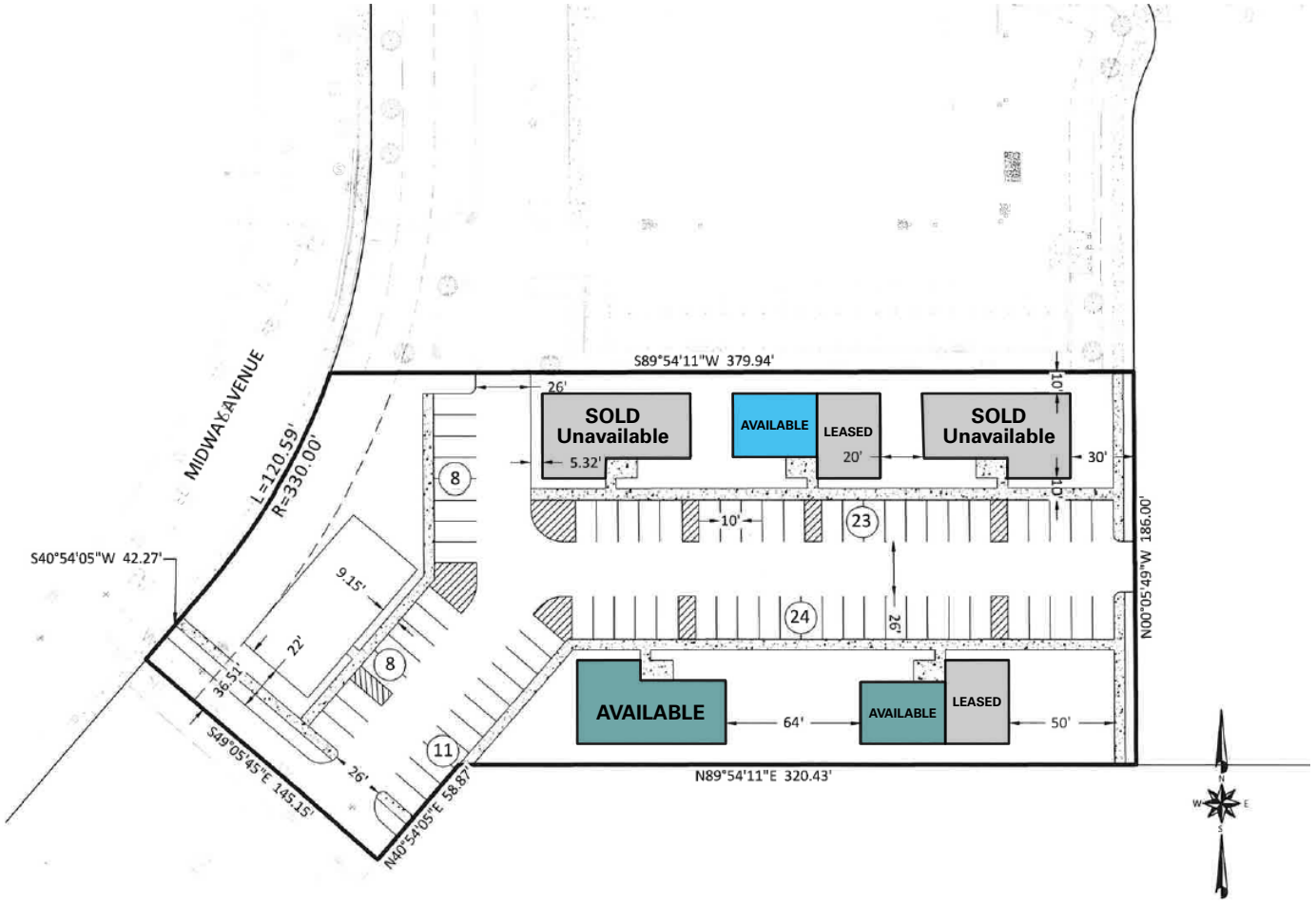
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AMMON PARK DEVELOPMENT

SITE PLAN

Phase 2 Estimated delivery: Spring 2027



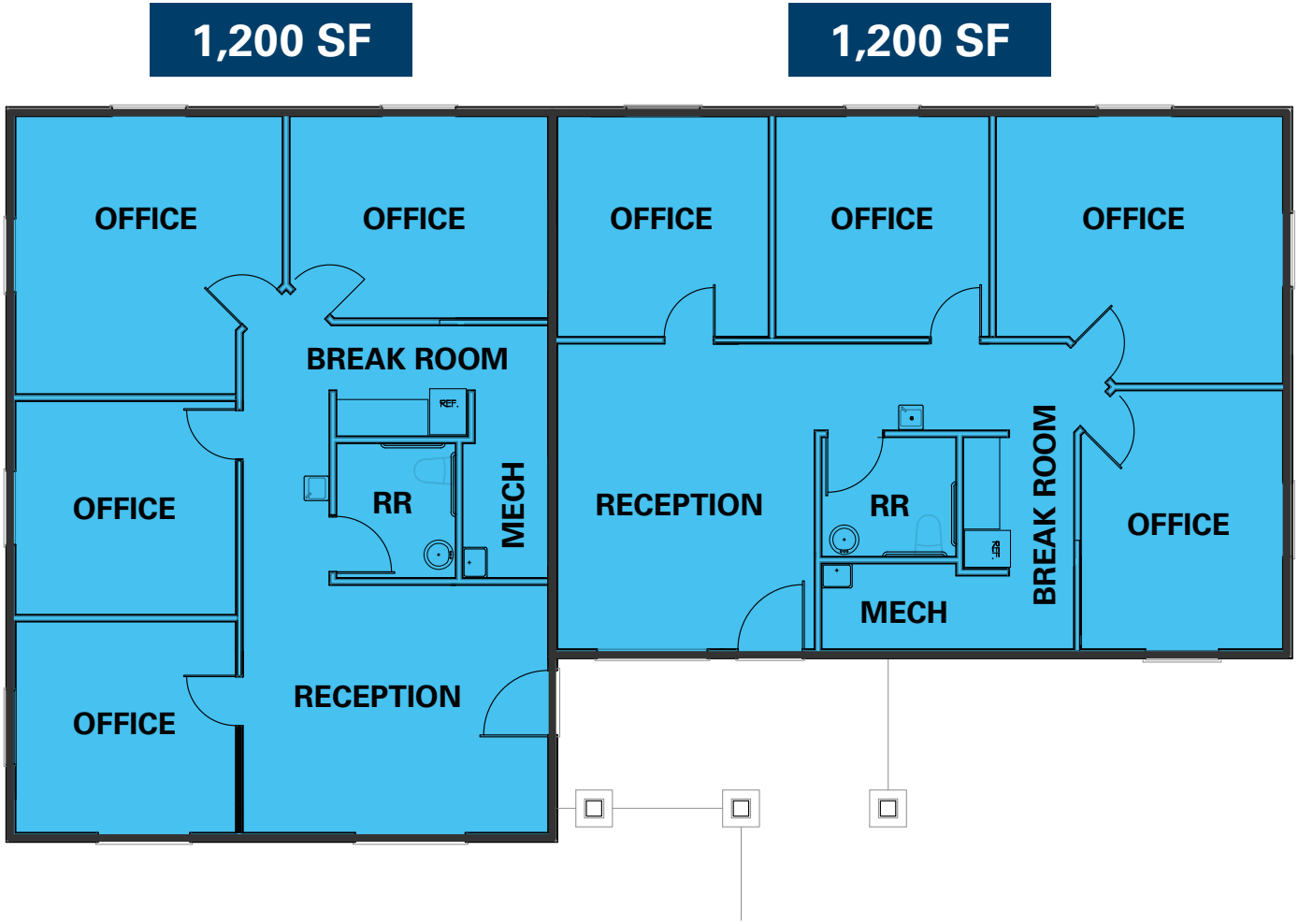
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SITE PLAN



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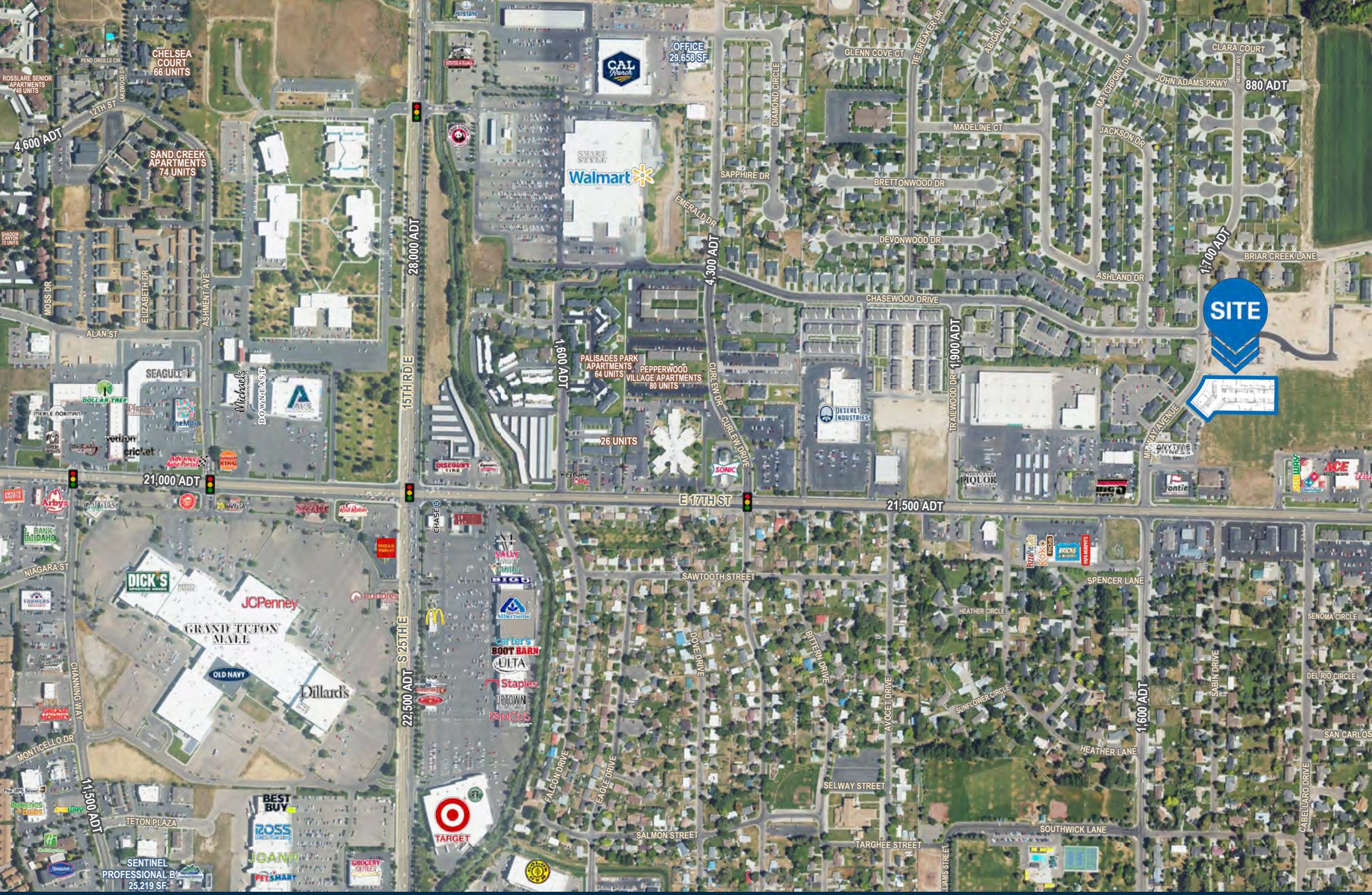
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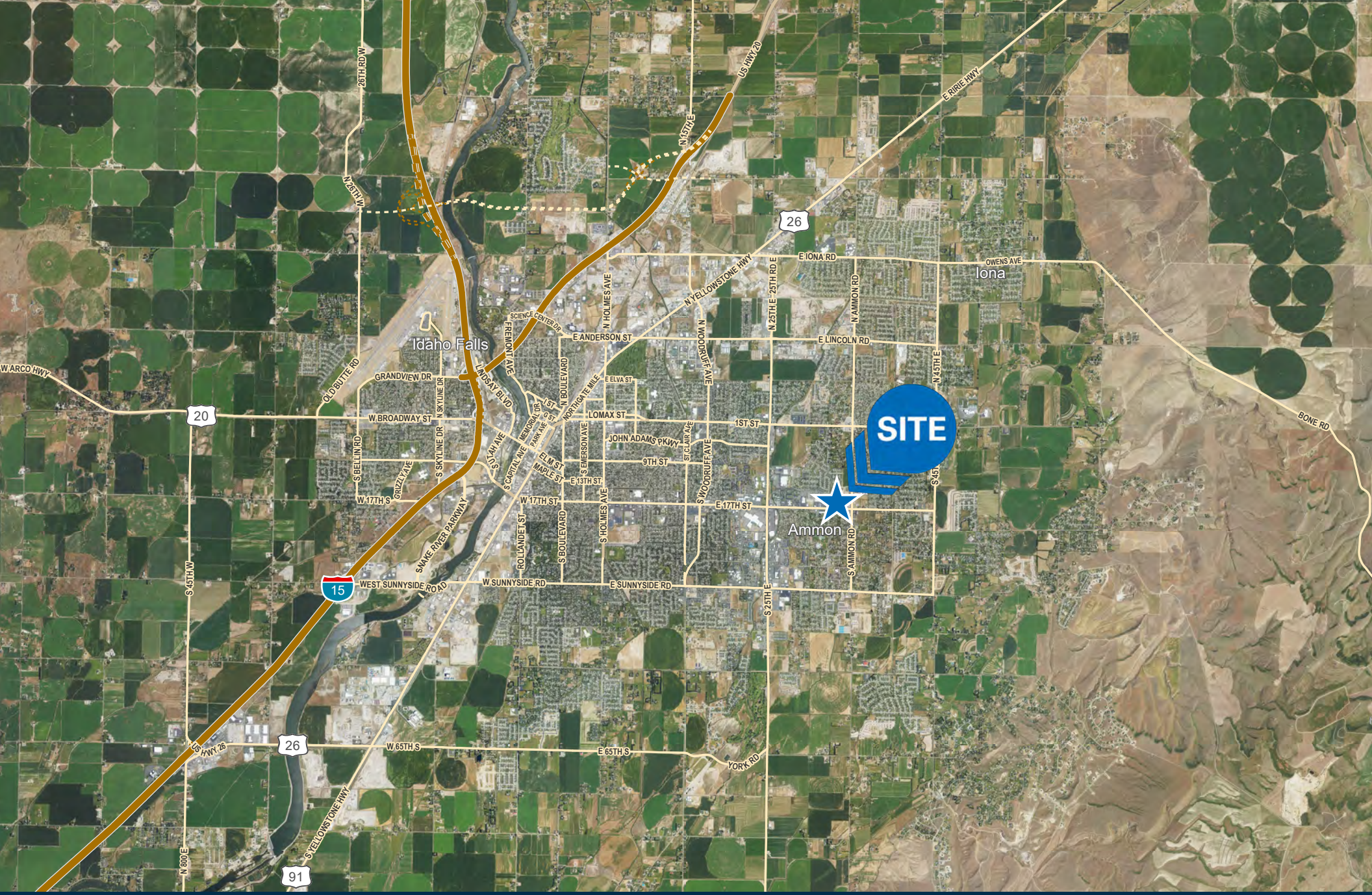


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