

# RETAIL FOR LEASE 601-625 E. STATE STREET

Eagle, ID 83616



## ECONOMIC DATA

<b>SUITE:</b>	621
<b>LEASE RATE:</b>	\$22.00 SF/Yr
<b>LEASE TYPE:</b>	MG
<b>AVAILABLE SPACE:</b>	1,630 SF

## PROPERTY INFORMATION

<b>COUNTY:</b>	Ada
<b>MARKET:</b>	Boise City/Nampa
<b>SUBMARKET:</b>	Eagle

## BUILDING DATA

<b>TOTAL BUILDING SF:</b>	13,521 SF
<b>ZONING:</b>	CBD

**SHOWING INSTRUCTIONS:** Lockbox

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this community Retail Center in Eagle for lease. This 13,521 SF retail center is the ideal location to capitalize on the underserved Eagle community which has the strongest demographics in Ada County. Eagle Center is located in Downtown Eagle on W. State Street, thus making it the ideal alternative for Eagle residents who wish to avoid the commute on congested Eagle Rd. south to Meridian for their retail needs.

## PROPERTY HIGHLIGHTS

- 1,630 SF retail/office suite
- Currently an open floor plan - Tenant Improvement allowance available
- Located in Downtown Eagle away from congested Eagle Road
- Ideal location to service the underserved Eagle retail community
- Customer friendly, smaller 13,521 SF retail center
- Ample free surface parking

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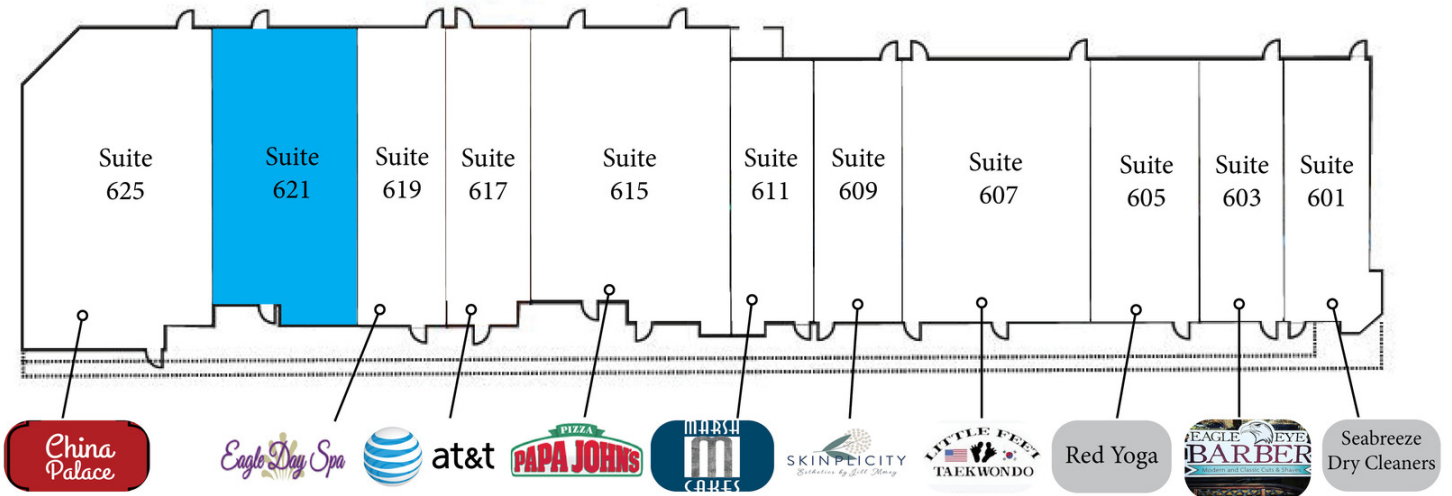
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No liability of any kind is to be imposed on the broker herein.



**SITE PLAN**  
**601-625 E. STATE STREET**  
Eagle, ID 83616



## Site Plan



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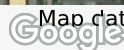
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COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



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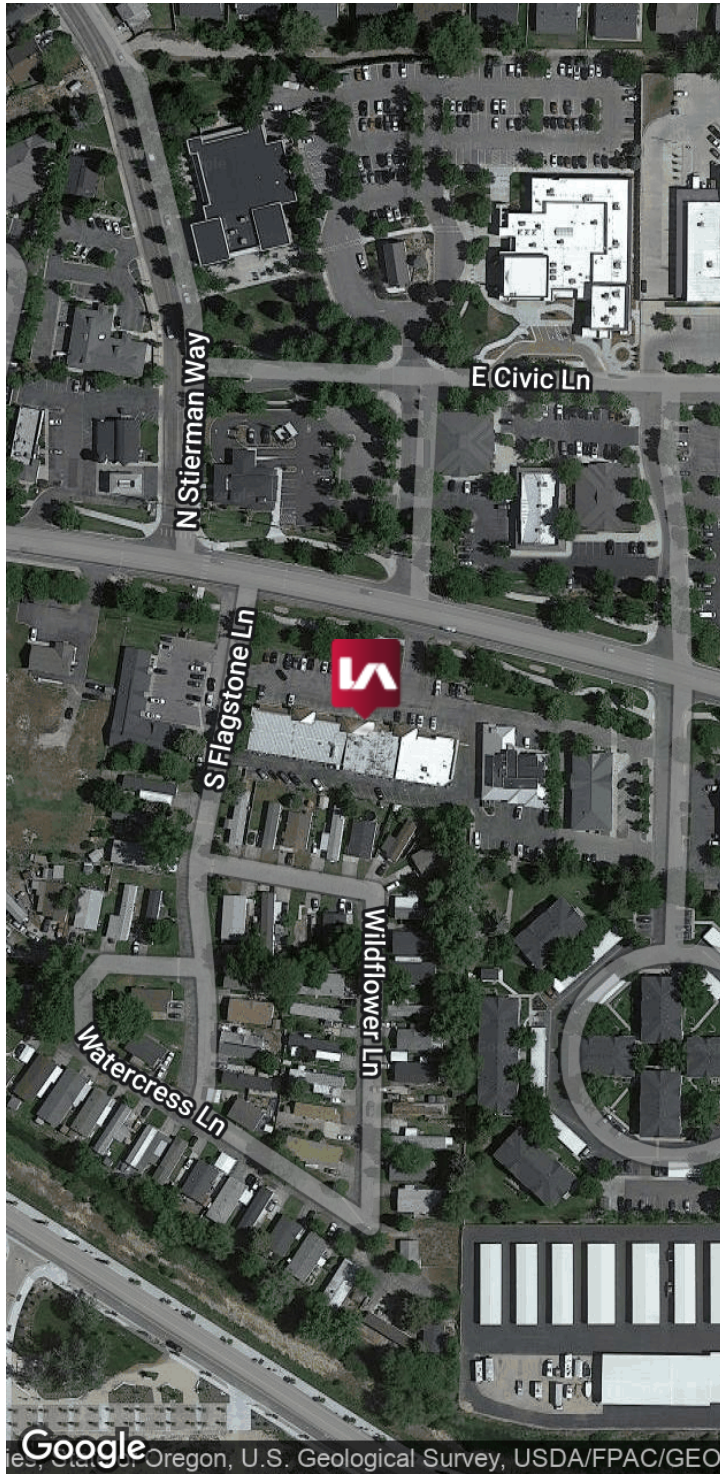
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# LOCATION MAPS

## 601-625 E. STATE STREET

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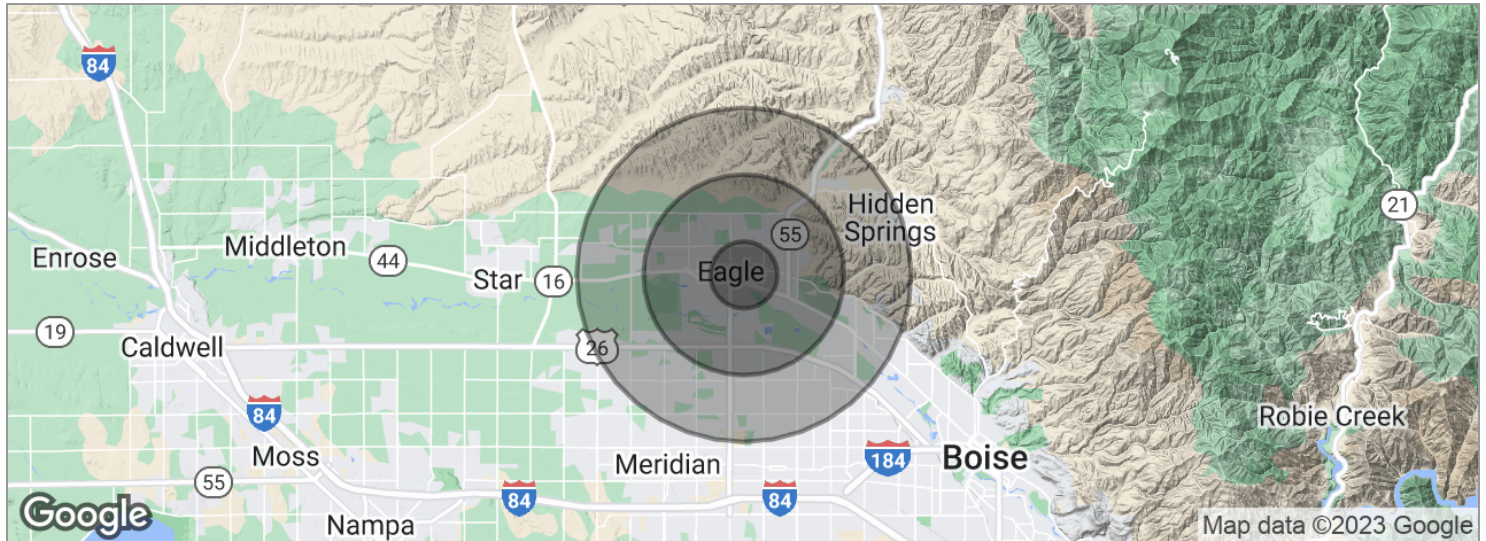
# DEMOGRAPHICS

## 601-625 E. STATE STREET

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COMMERCIAL REAL ESTATE SERVICES  
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,553	50,020	128,337
Median age	41.5	39.7	37.6
Median age (Male)	39.1	39.2	37.0
Median age (Female)	43.9	40.5	38.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,332	19,429	49,716
# of persons per HH	2.4	2.6	2.6
Average HH income	\$73,989	\$79,510	\$76,160
Average house value	\$260,046	\$303,670	\$235,175

\*Demographic data derived from 2020 ACS - US Census

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