

OFFICE | RETAIL SPACE FOR LEASE 589-597 E. STATE STREET

Eagle, ID 83616



ECONOMIC DATA

SUITE:	593
LEASE RATE:	\$22.00 SF/Yr
LEASE TYPE:	Modified Gross
AVAILABLE SPACE:	1,372 SF

PROPERTY INFORMATION

COUNTY:	Ada
MARKET:	Boise City/Nampa
SUBMARKET:	Eagle

BUILDING DATA

TOTAL BUILDING SF:	5,656 SF
YEAR BUILT:	1972
ZONING:	CBD

SHOWING INSTRUCTIONS: Lockbox

PROPERTY OVERVIEW

Lee & Associates is pleased to present this community office/retail center in Eagle for lease. This 5,656 SF office/retail center is the ideal location to capitalize on the underserved Eagle community which has the strongest demographics in Ada County. The Eagle Professional Center is located in Downtown Eagle on W State Street away from Eagle Road, thus making it the ideal alternative for Eagle businesses.

PROPERTY HIGHLIGHTS

- Completely remodeled 1,372 SF office/retail suite
- Granite countertops and hardwood flooring
- Currently configured with a reception area and five (5) private offices of various sizes
- Located in Downtown Eagle away from congested Eagle Road
- Customer friendly, smaller 5,656 SF office/retail center
- Ample free surface parking

Garrison Parcels | Retail Accounts
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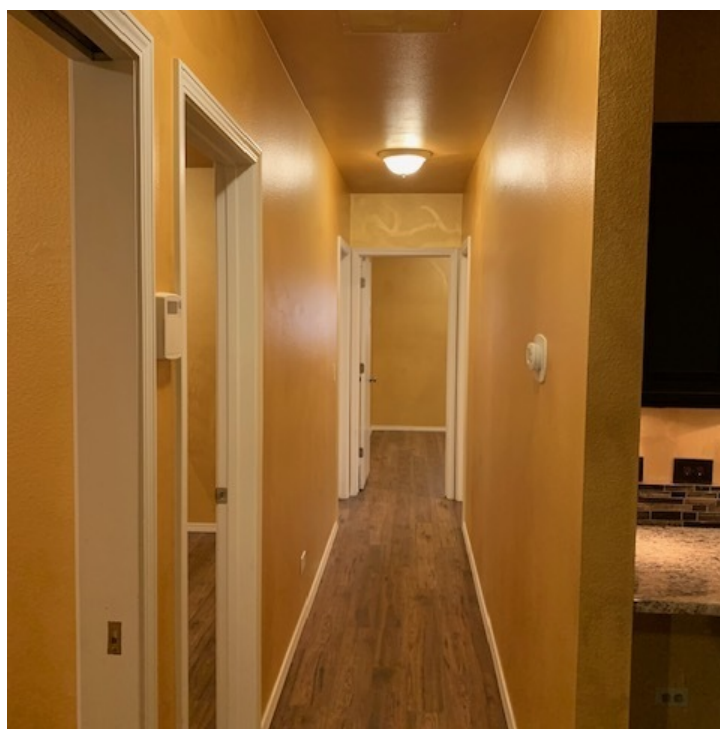
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COMMERCIAL REAL ESTATE SERVICES
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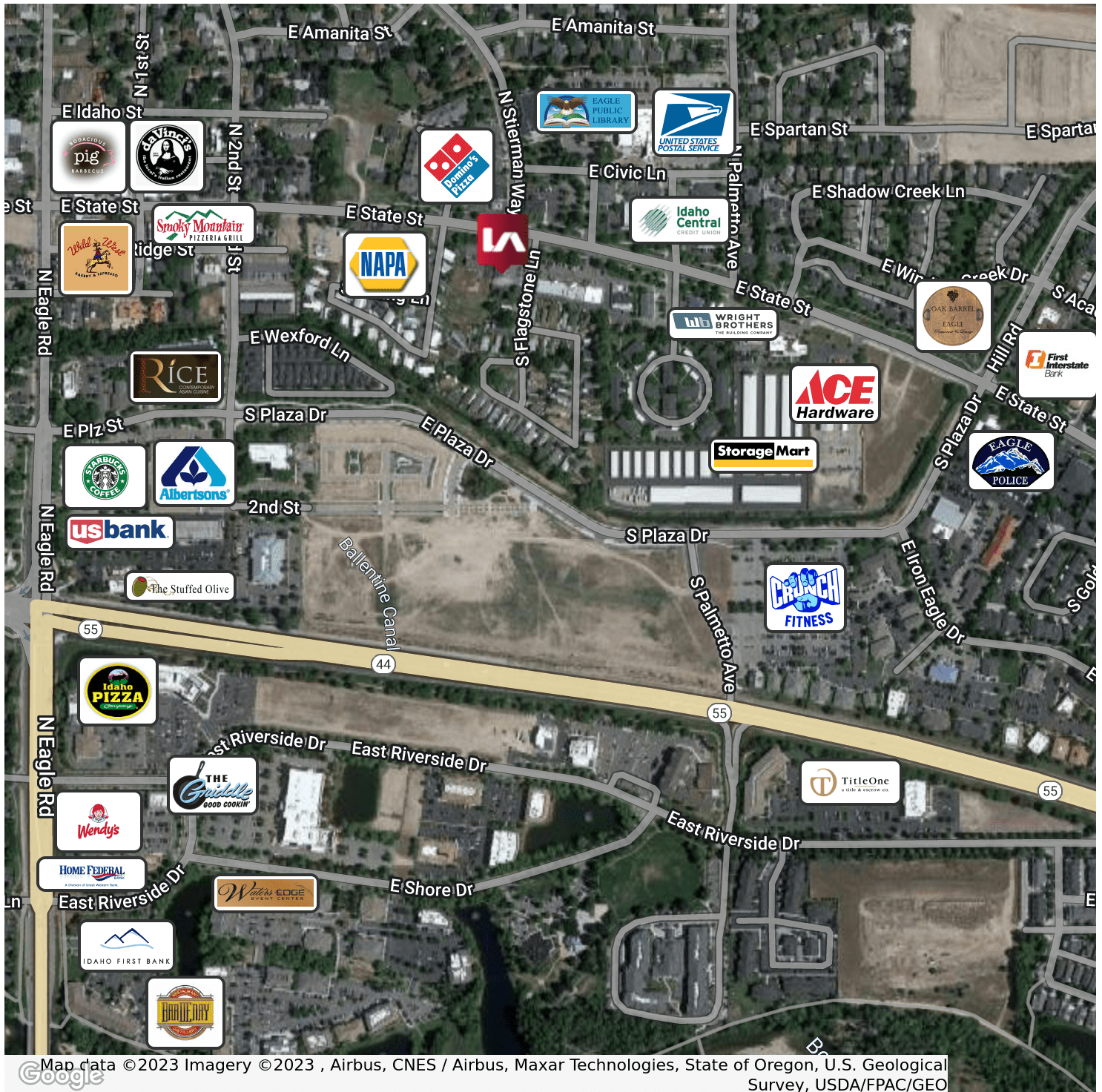
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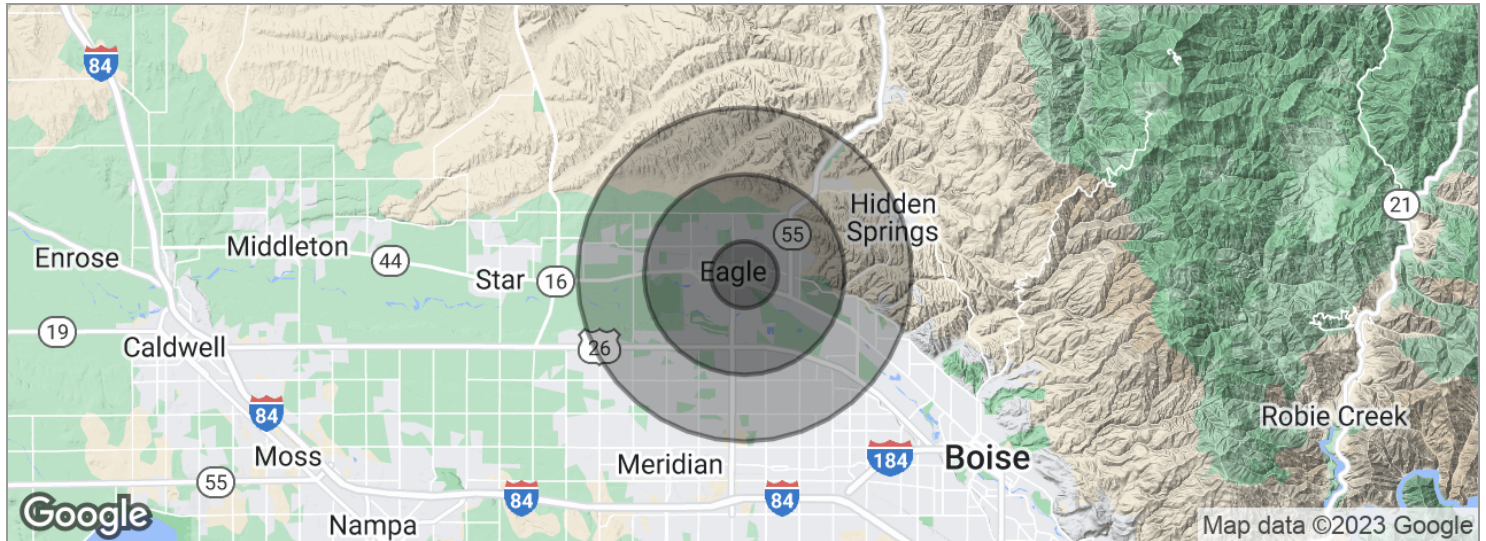
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,682	35,456	102,069
Median age	41.1	38.8	37.0
Median age (Male)	41.3	38.9	36.7
Median age (Female)	41.1	39.0	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,836	12,939	37,131
# of persons per HH	2.6	2.7	2.7
Average HH income	\$89,706	\$99,824	\$88,476
Average house value	\$415,748	\$372,918	\$264,042

*Demographic data derived from 2020 ACS - US Census

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