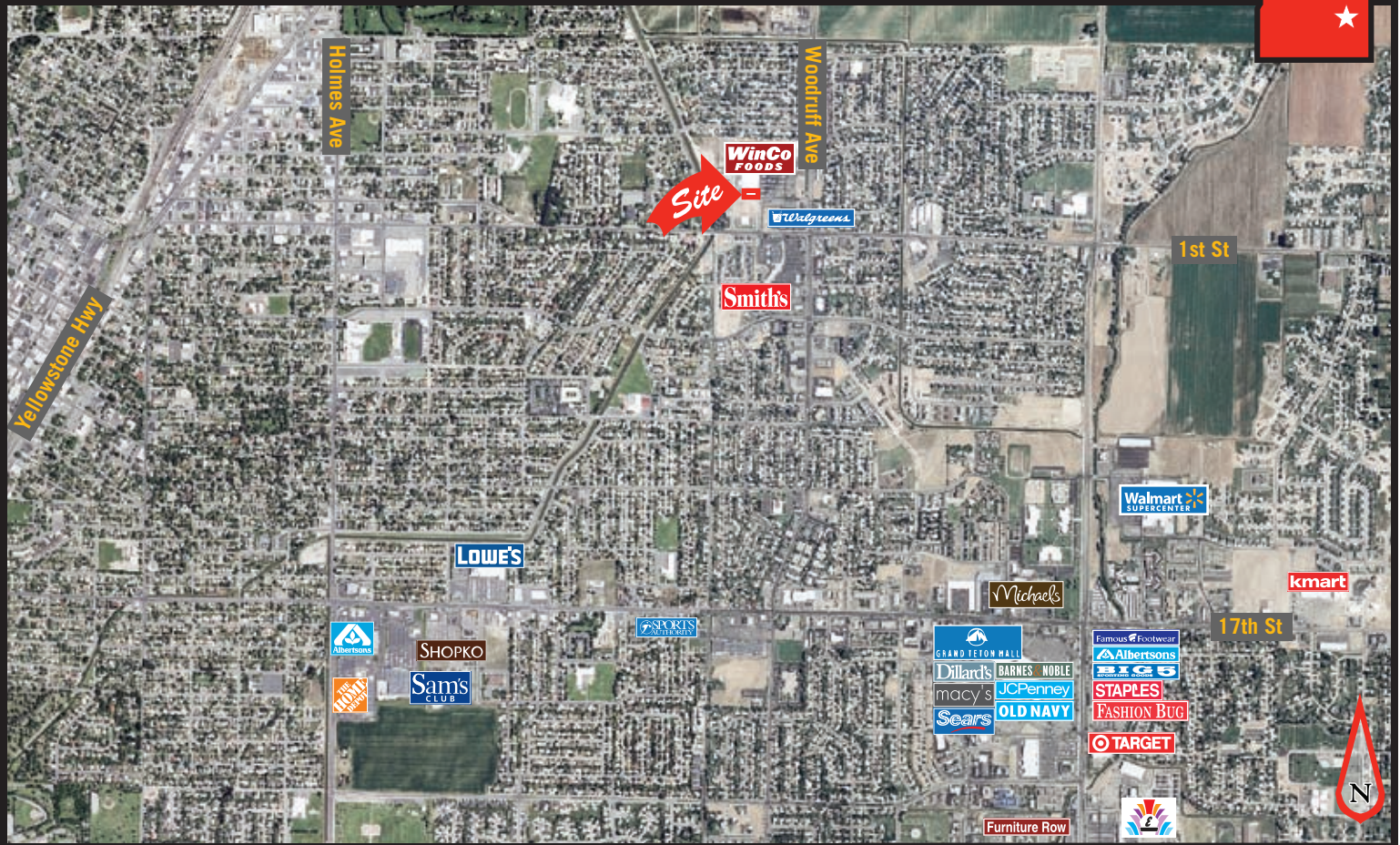


SPACE FOR LEASE

Idaho Falls, ID
255 Woodruff



LOCATION

Adjacent to 65,000 SF WinCo Foods grocery store in neighborhood shopping center at NW corner of 1st St & Woodruff

SIZE

- Bldg: 13,200 SF block building with attractive storefront
- Land: ±1.110 acres/ ±48,352 SF with reciprocal ingress/egress & parking easements
- Signage: panel on both 1st St & Woodruff pylon signs

LEASE RATE & TERMS

- \$10.00/SF NNN
- Triple Net Charges: ±\$2.60/SF/Year

REMARKS

- Built in 2004
- Well positioned storefront just steps from major grocery outlet

DEMOGRAPHICS

2011

Population	
1 Mile Radius	13,651
3 Mile Radius	60,917
5 Mile Radius	91,398
Average Household Income	
1 Mile Radius	\$48,844
3 Mile Radius	\$57,975
5 Mile Radius	\$63,982



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