

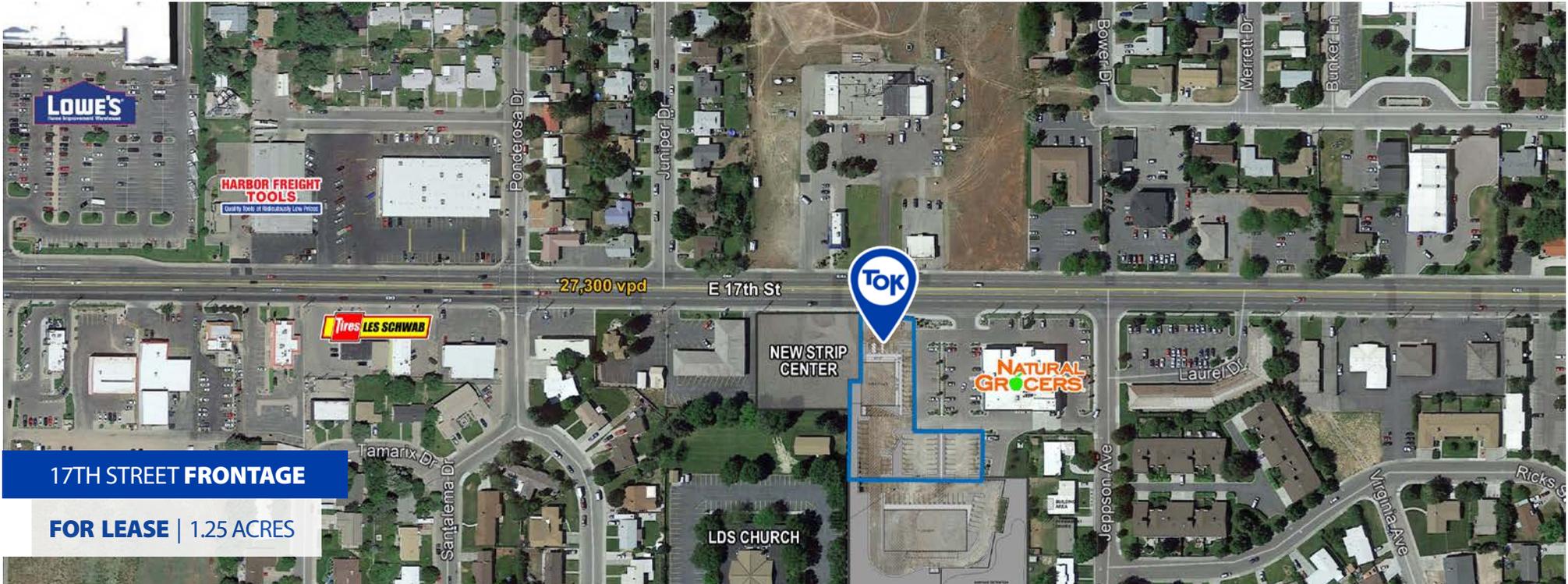


RETAIL | RESTAURANT PAD FOR SALE | LEASE | BTS

# JUNIPER HILLS PAD

1260 E 17TH STREET | IDAHO FALLS 83404

COMMERCIAL



## CONTACT

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## LISTING COMMENTS

New development on 17th Street.

Site is approved for 4,816 SF restaurant.

Build-to-suit option available.

Anchored by Natural Grocers.

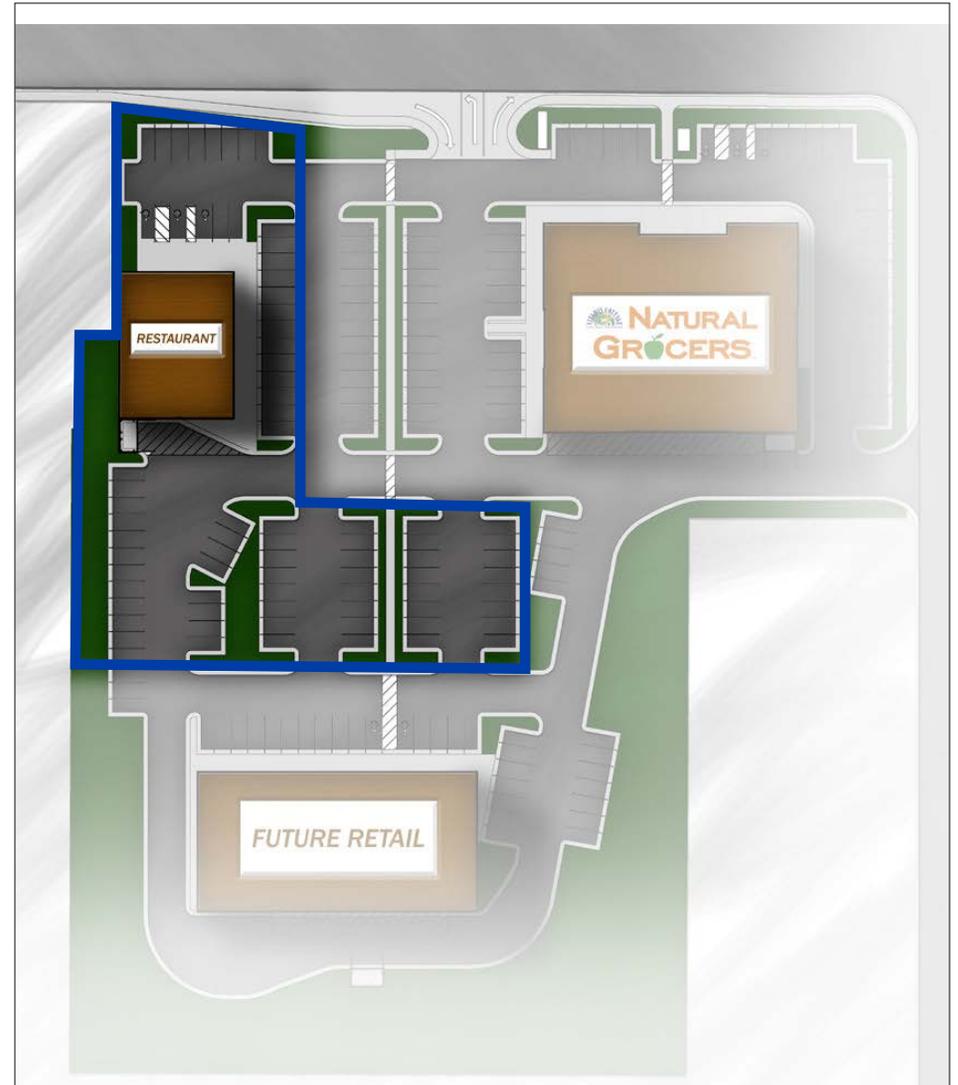
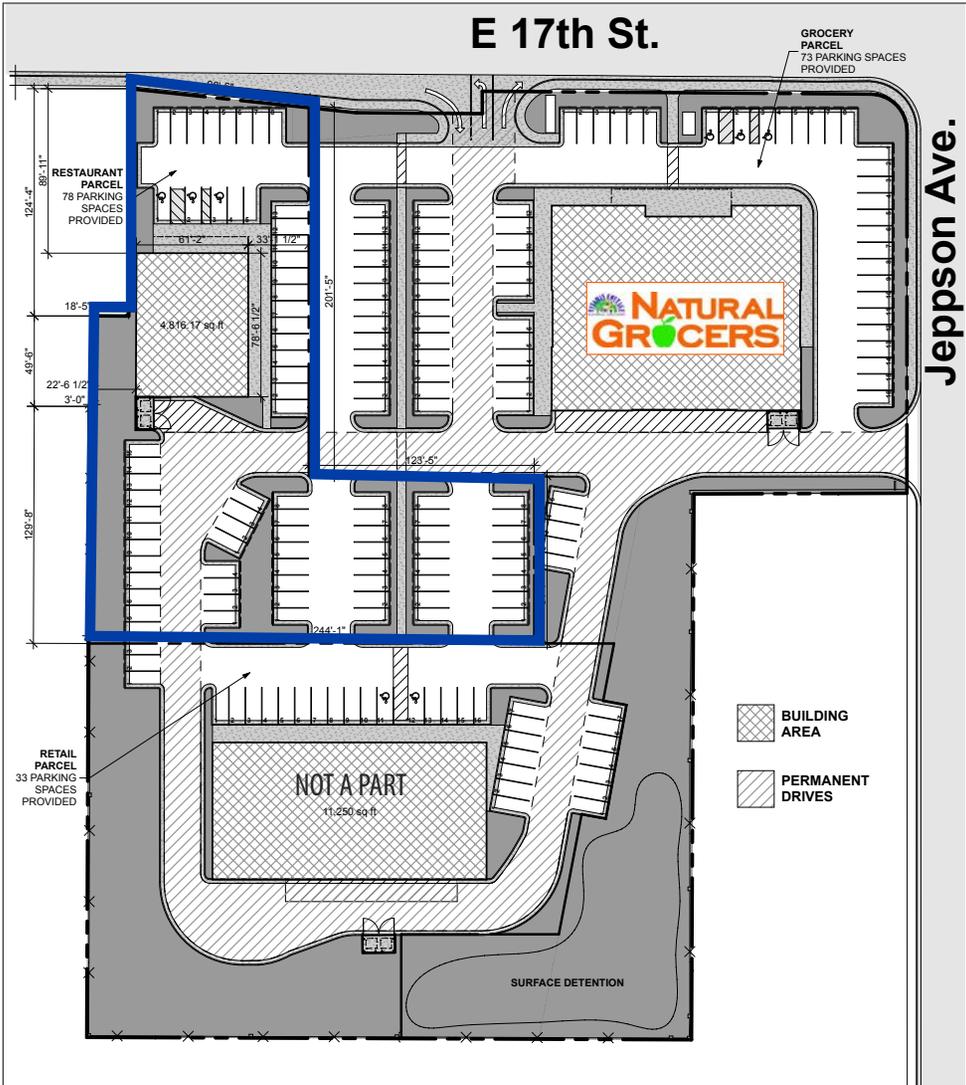
## PROPERTY INFORMATION

PADS	SIZE	SALE PRICE
PAD 1	1.25 AC   54,450 SF	\$12.50/SF

UPDATED DEC 29, 2020

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## RESTAURANT OPTION 1



## RESTAURANT OPTION 2



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DEMOGRAPHICS			
2018	1 MILE	3 MILES	5 MILES
<b>Population:</b>	15,886	68,151	101,826
<b>Avg HH Income:</b>	\$71,776	\$69,850	\$73,124
<b>Total Employees:</b>	5,723	43,443	51,962

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