

EMMETT RETAIL SHOP SPACE

135 S. WASHINGTON - EMMETT, ID 83617

RETAIL SPACE FOR LEASE



THORNTON OLIVER KELLER
COMMERCIAL REAL ESTATE

Experience Results.

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AVAILABLE SPACE:

<u>SPACE:</u>	<u>RSF:</u>	<u>RATE:</u>
*Suite 2	1,690 SF	\$1,250/mo.
*Suite 3 & 4	2,820 SF	\$2,000/mo.

**Suites can be divided to 1,202 SF and 1,618 SF.*

DEMOGRAPHICS :

Population: 13,936 (5 mi.)
HH Income: \$49,751 (5 mi.)
2010

KEY TENANTS:

AutoZone and Family Dollar (Both are Fortune 500 Companies with 4,350 and 6,500 stores respectively)

(02/23/12) This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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LISTING COMMENTS:

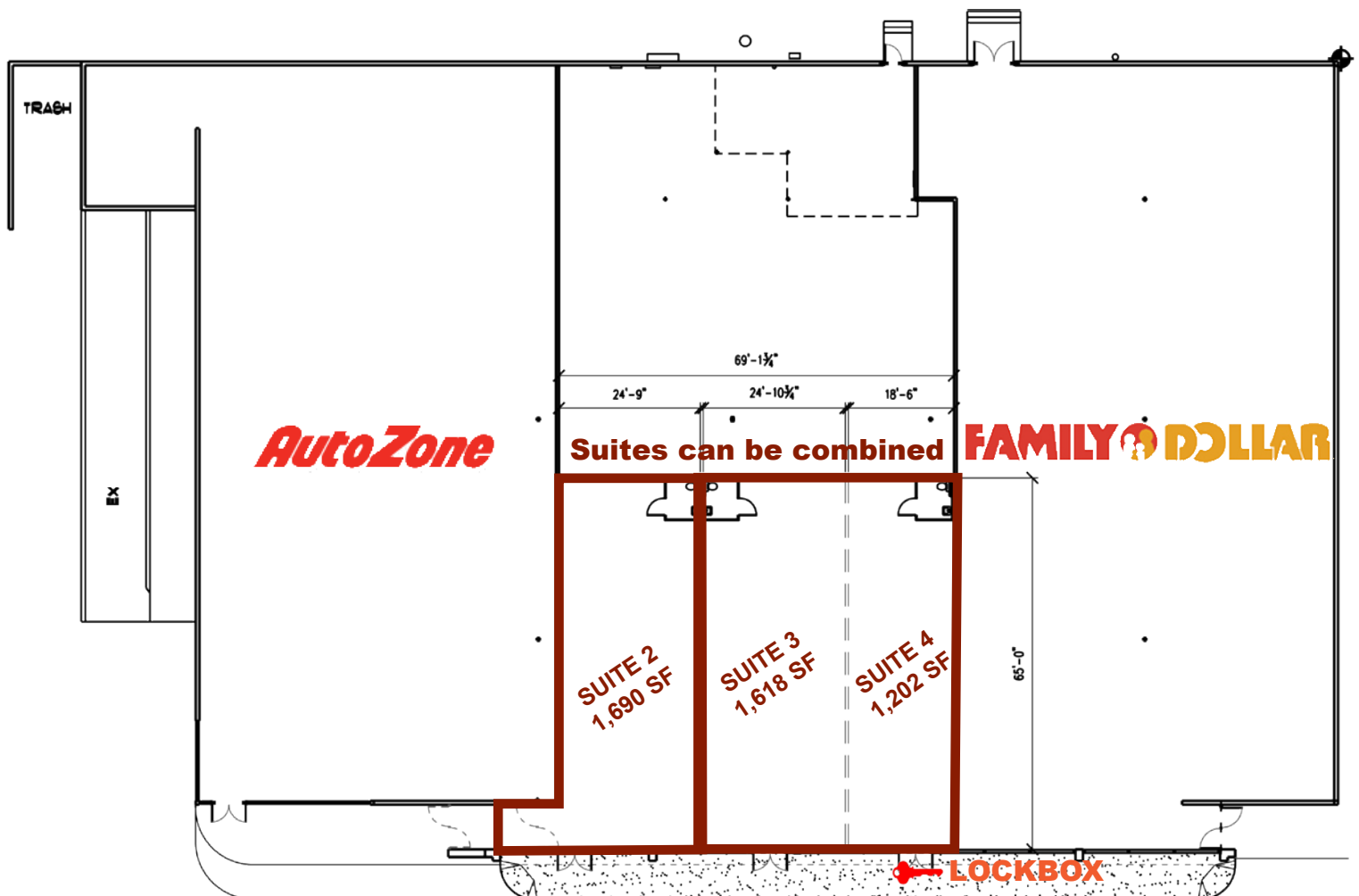
New Shop Space in the Heart of Emmett, Idaho
Join Fortune 500 Companies: AutoZone and Family Dollar
Landlord Will Provide Vanilla Shell
Low NNN's (\$1.25 PSF/YR) - Paid by Landlord
Tenant to pay for suite utilities.

PROPERTY INFORMATION:

Available: 1,200 - 9,370 SF
Bldg Size: 26,919 SF
Parking: 3.64/1,000
Divisible to: 1,200 SF

LEASE TERMS:

Lease Term: 3 - 5 Years
Lease Type: Full Service excluding utilities
Est. 2011 NNN: \$1.25 PSF/YR



FRONT ELEVATION

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Suite 2 - 1,690 SF



Suite 3 & 4 - 2,820 Combined SF



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