

**FOR SALE
OR LEASE**

1491 PARKWAY DRIVE
BLACKFOOT, ID



PROPERTY INFORMATION

Building Size:	6,020 SF
Land Size:	.57 Acres
Parcels:	RP1418700
Year Built:	Approx. 2008
Parking Ratio:	3.5
Zoning:	C-2
Construction:	CMU
Lease NNN Rate:	\$17.00 PSF
Sale Price:	\$900,000

HIGHLIGHTS

- » Located within the Parkway Plaza shopping center, an established neighborhood retail center
- » Surrounded by other medical providers such as Parkway Surgical Center, Blackfoot Medical Center, Portneuf Health Clinic, coupled with quick service restaurants such as Taco Bell, which is adjacent to the subject property
- » Great visibility from northbound I-15 traffic (25,500 VPD)

Demos	1 Miles	3 Miles	5 Miles
Population	4,464	15,360	21,180
Households	1,733	5,732	7,677
Avg. Income	\$45,460	\$61,791	\$63,413



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