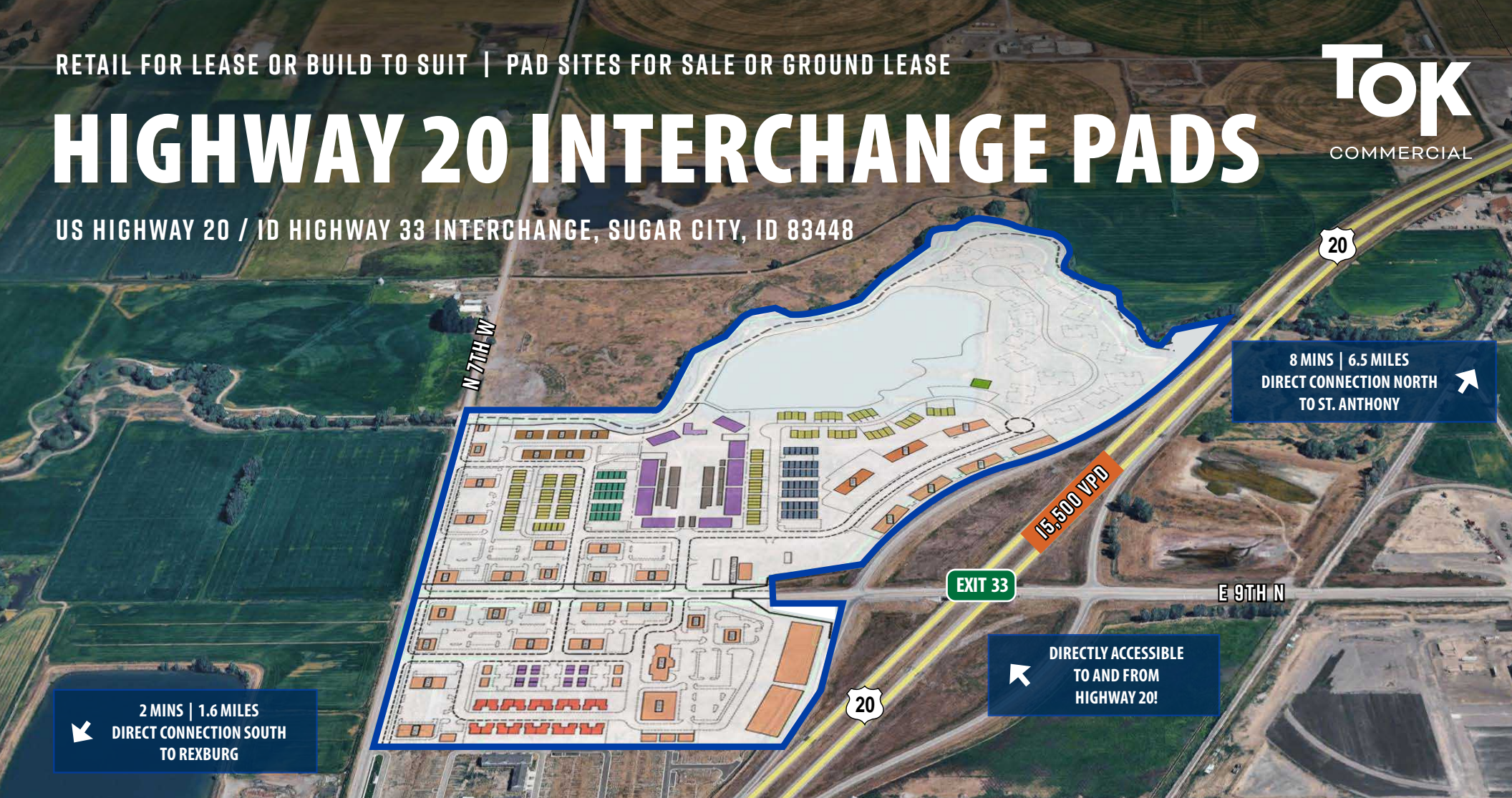


RETAIL FOR LEASE OR BUILD TO SUIT | PAD SITES FOR SALE OR GROUND LEASE



HIGHWAY 20 INTERCHANGE PADS

US HIGHWAY 20 / ID HIGHWAY 33 INTERCHANGE, SUGAR CITY, ID 83448



8 MINS | 6.5 MILES
DIRECT CONNECTION NORTH
TO ST. ANTHONY

DIRECTLY ACCESSIBLE
TO AND FROM
HIGHWAY 20!

2 MINS | 1.6 MILES
DIRECT CONNECTION SOUTH
TO REXBURG

CONTACT

BRENT WILSON, CLS
208.656.2270
brent@tokcommercial.com

BRIAN WILSON, SIOR, CCIM
208.656.2271
brian@tokcommercial.com

HIGHLIGHTS

Prime Highway Interchange Retail/Restaurant/Hotel Pads

In the Path of Major Growth - Connecting the Teton Valley to Adjacent Communities

Excellent Exposure with Highway 20 Frontage

En Route to Yellowstone National Park's West Entrance

Annexed with Utilities in Place

DETAILS

SPACE	SIZE
Retail/Restaurant Space	1,200 SF +
Pad Sites	0.75 Acres +

CONTACT AGENTS FOR PRICING

LEASE TYPE:	NNN
ZONING:	Commercial General (CG)
UTILITIES:	In Place

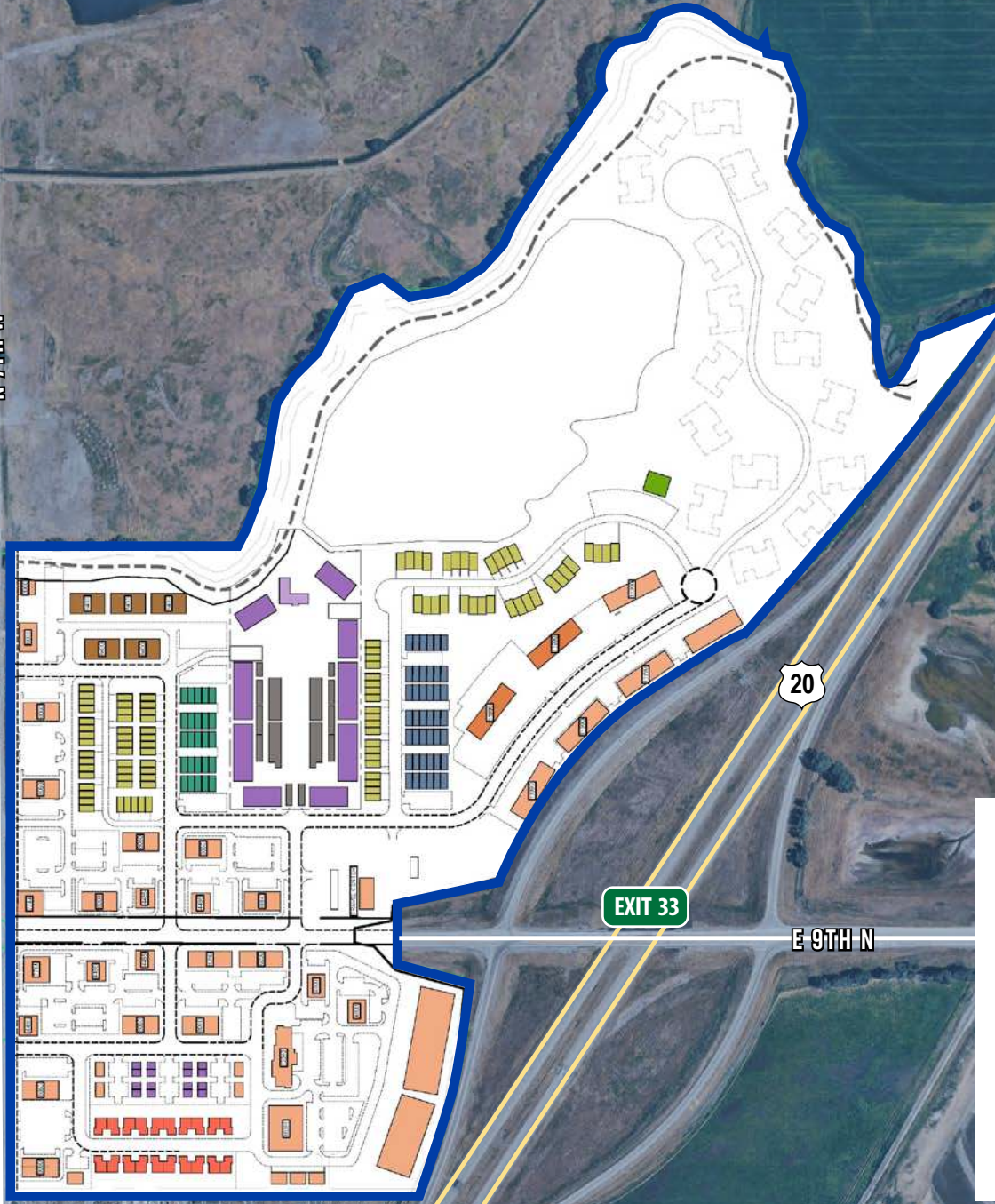
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CONCEPTUAL SITE PLAN

TOK
COMMERCIAL

N 7TH W



20

EXIT 33

E 9TH N

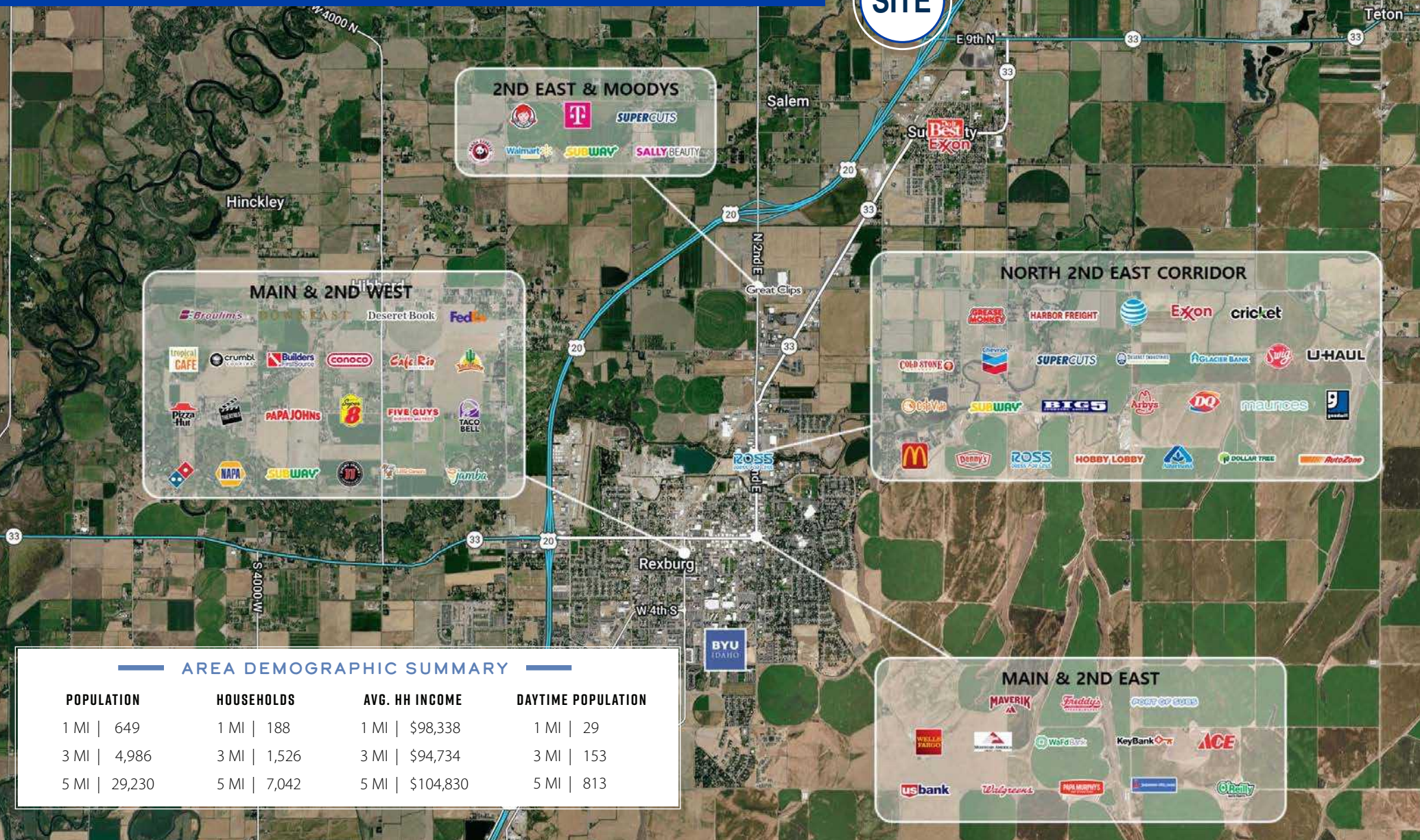
	RETAIL WITH (2) STORIES HOUSING ABOVE
	COMMERCIAL / FLEX
	MIXED USE SHOPS WITH HOUSING ABOVE
	TOWNHOMES, 4-PACK
	TOWNHOMES, 5-PACK
	TOWNHOMES, 6-PACK
	MULTI-FAMILY APARTMENTS
	PUBLIC USE

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TOKCOMMERCIAL.COM

LOCATED JUST 9 MINUTES FROM REXBURG



2ND EAST & MOODYS

Walmart, SUPER CUTS, SALLY BEAUTY, SUBWAY

MAIN & 2ND WEST

Broulins, Deseret Book, FedEx, Tropical CAFE, crumbl, Builders, Conoco, Cafe Rio, Papa John's, Five Guys, Taco Bell, NAPA, SUBWAY, Jamba

NORTH 2ND EAST CORRIDOR

GREASE MONKEY, HARBOR FREIGHT, AT&T, Exxon, cricket, COLD STONE, CHEVRON, SUPER CUTS, DESERT BOOKS, AGLACIER BANK, U-HAUL, COSTA, SUBWAY, BIG 5, Arby's, DO, maunices, McDonald's, Denny's, ROSS, HOBBY LOBBY, DOLLAR TREE, AutoZone

MAIN & 2ND EAST

MAVERIK, Freddy's, PAST OF SUBS, WELLS FARGO, Wafid Bank, KeyBank, ACE, usbank, Telegraphics, PAPA MURRY'S, G'Really

AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	AVG. HH INCOME	DAYTIME POPULATION
1 MI 649	1 MI 188	1 MI \$98,338	1 MI 29
3 MI 4,986	3 MI 1,526	3 MI \$94,734	3 MI 153
5 MI 29,230	5 MI 7,042	5 MI \$104,830	5 MI 813

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