

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

HIGHWAY 20 & COUNTY LINE ROAD RETAIL CENTER

SWC US HIGHWAY 20 & COUNTY LINE ROAD, RIGBY, ID 83442



N 35TH E

COUNTY LINE ROAD

44,200 VPD

EXIT 318

7 MIN / 4 MILE
To The Rigby Core

14 MINS / 11 MILES
To Idaho Falls

CLICK TO VIEW
360° AERIAL



CONTACT

BRENT WILSON, CLS
208.656.2270
brent@tokcommercial.com

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

HIGHLIGHTS

- Prime retail, restaurant, or hotel pads at the Highway 20 & County Line Road interchange.
- Positioned in a rapidly growing corridor between Idaho Falls, Rigby, and Rexburg, in an underserved market primed for retail, dining and services.
- Exposure to over 44,200 VPD at the interchange.
- Flexible options for lease, build-to-suit, ground lease, or pad site.
- Planned mixed-use retail and commercial development.

DETAILS

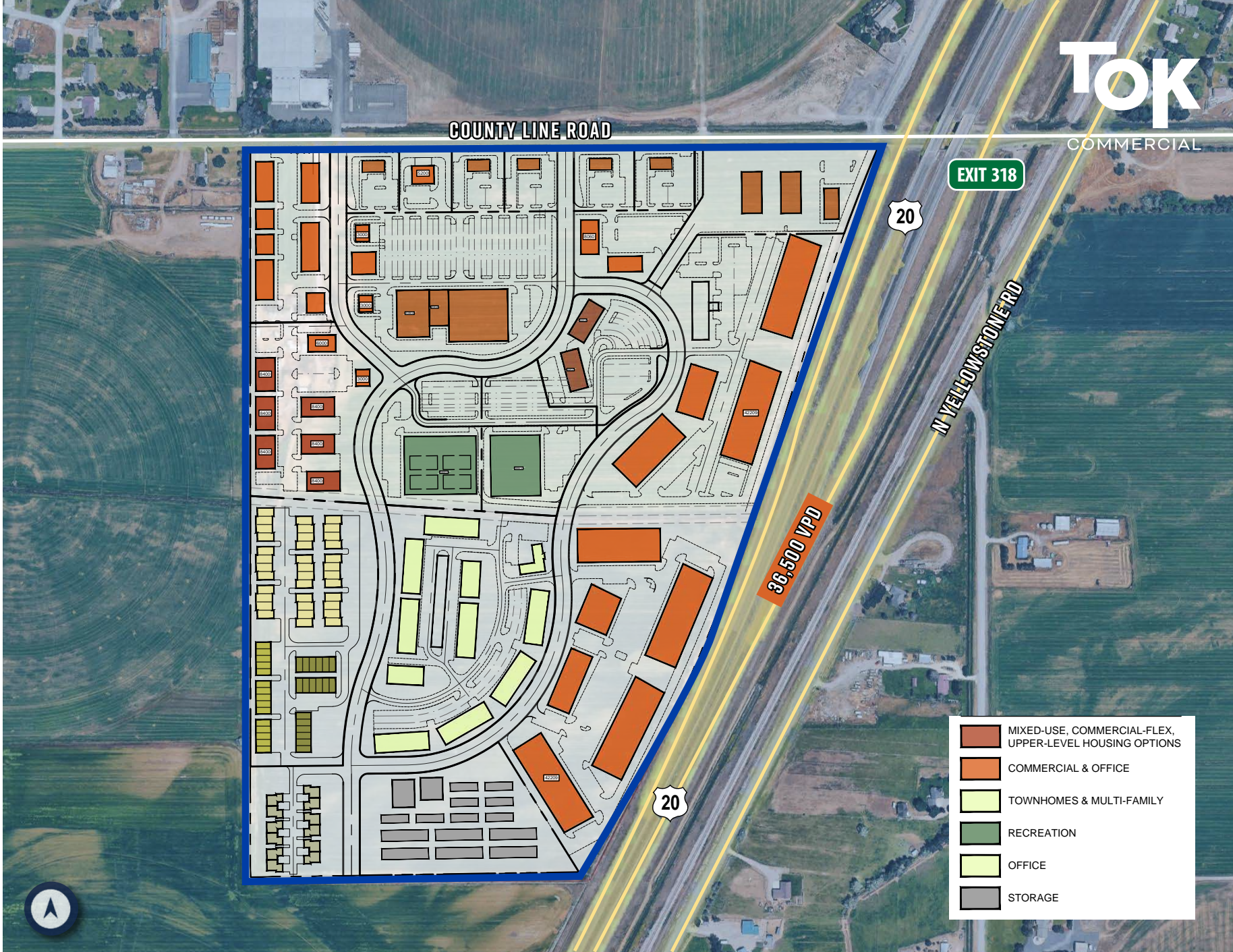
SPACE	SIZE
Retail/Restaurant Space	1,200 SF +
Pad Sites	0.75 Acres +

CONTACT AGENTS FOR PRICING

LEASE TYPE: NNN
ZONING: C-2, General Commercial
UTILITIES: In Place

UPDATED: 5.21.2026
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CONCEPTUAL SITE PLAN



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18 MIN / 16 MILES
To Rexburg

RIGBY



9 MINS / 6.5 MILES
To I-15 Access

SITE

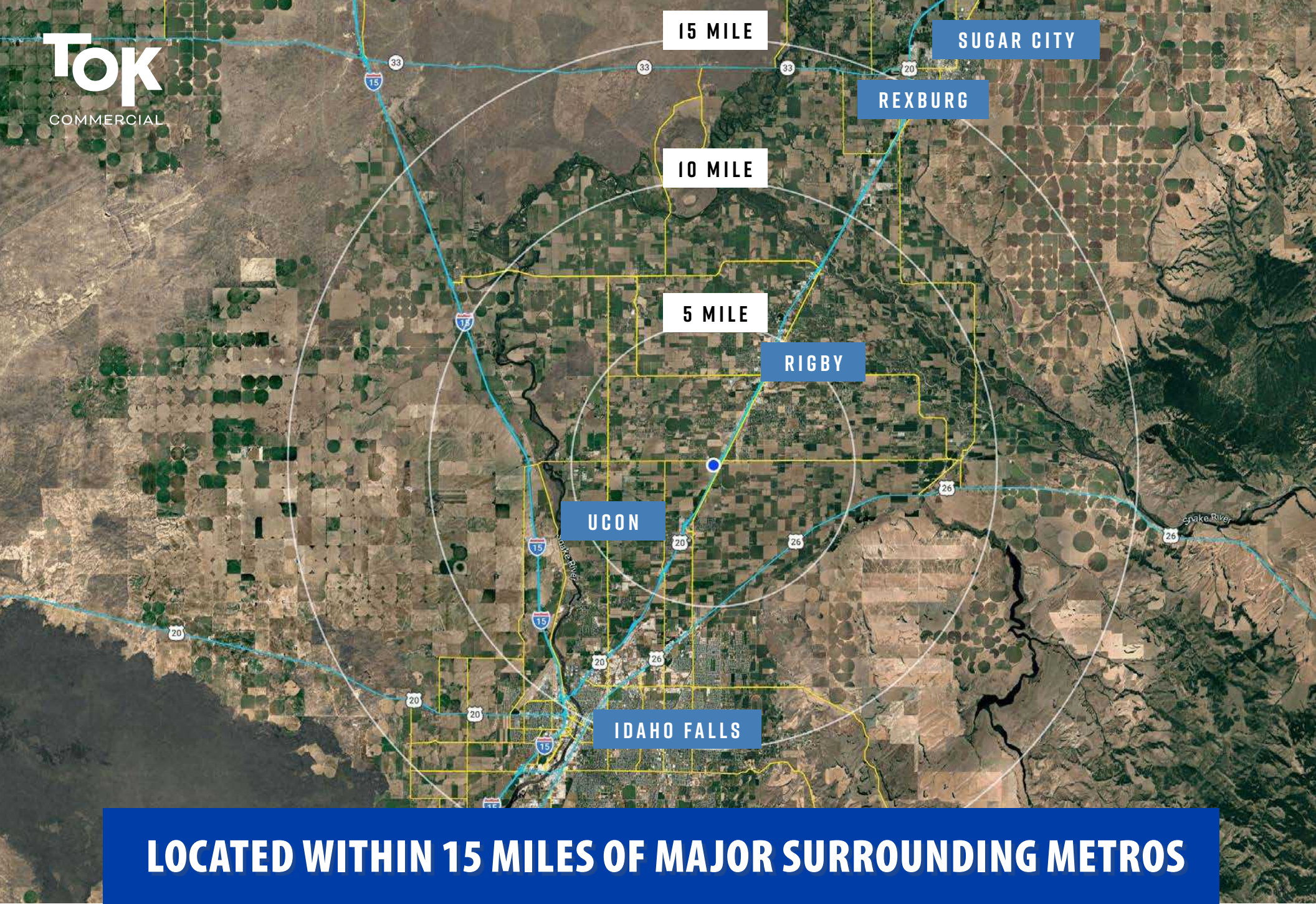
36,500 VPD

UCON

14 MINS / 11 MILES
To Idaho Falls

AREA DEMOGRAPHIC SUMMARY

POPULATION		HOUSEHOLDS		AVG. HH INCOME		DAYTIME POPULATION	
5 MI	26,654	5 MI	7,726	5 MI	\$106,442	5 MI	3,473
10 MI	101,906	10 MI	34,795	10 MI	\$100,240	10 MI	23,510
15 MI	175,543	15 MI	60,855	15 MI	\$107,242	15 MI	48,997



LOCATED WITHIN 15 MILES OF MAJOR SURROUNDING METROS