



For Lease

2560 Overland Ave.
Burley, ID

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Property Overview

Highlights

- High-visibility location along Overland Ave with strong signage exposure.
- Flexible 6,875 SF layout ideal for professional office, medical, showroom, or service-oriented users.
- Functional combination of private offices, conference space and customer-facing showroom space.
- Adjacent to Norco Medical creating potential synergy for healthcare and wellness users.
- Move-in-ready infrastructure minimizes upfront improvement costs.
- Convenient customer parking with easy access from major thoroughfares.

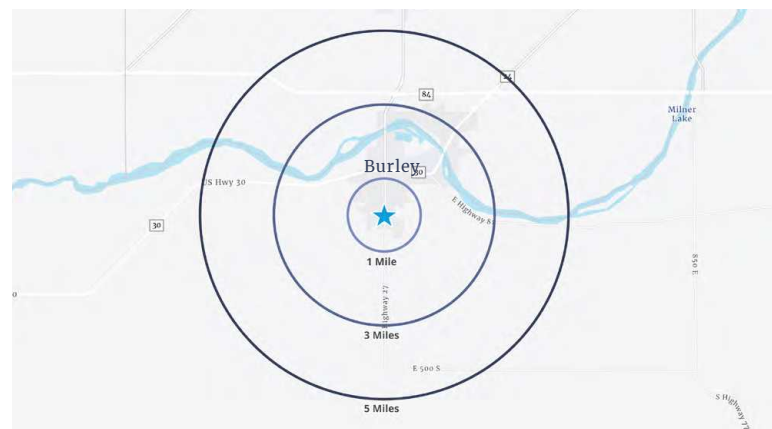
Property Information

Property Type	Office/Retail/Mixed-use
Total Building Size	10,336 SF
Available	Suite B 6,875 SF
Parking	Ample paved parking in front of business
Lease Type*	Modified gross lease
Lease Rate*	\$9/SF/YR

*Landlord and tenant share the responsibility for paying operating expenses

Demographics

2025	1 Mile	3 Miles	5 Miles
Population	8,468	18,018	23,556
Households	2,828	6,237	8,166
Avg. Household Income	\$82,286	\$84,111	\$89,055



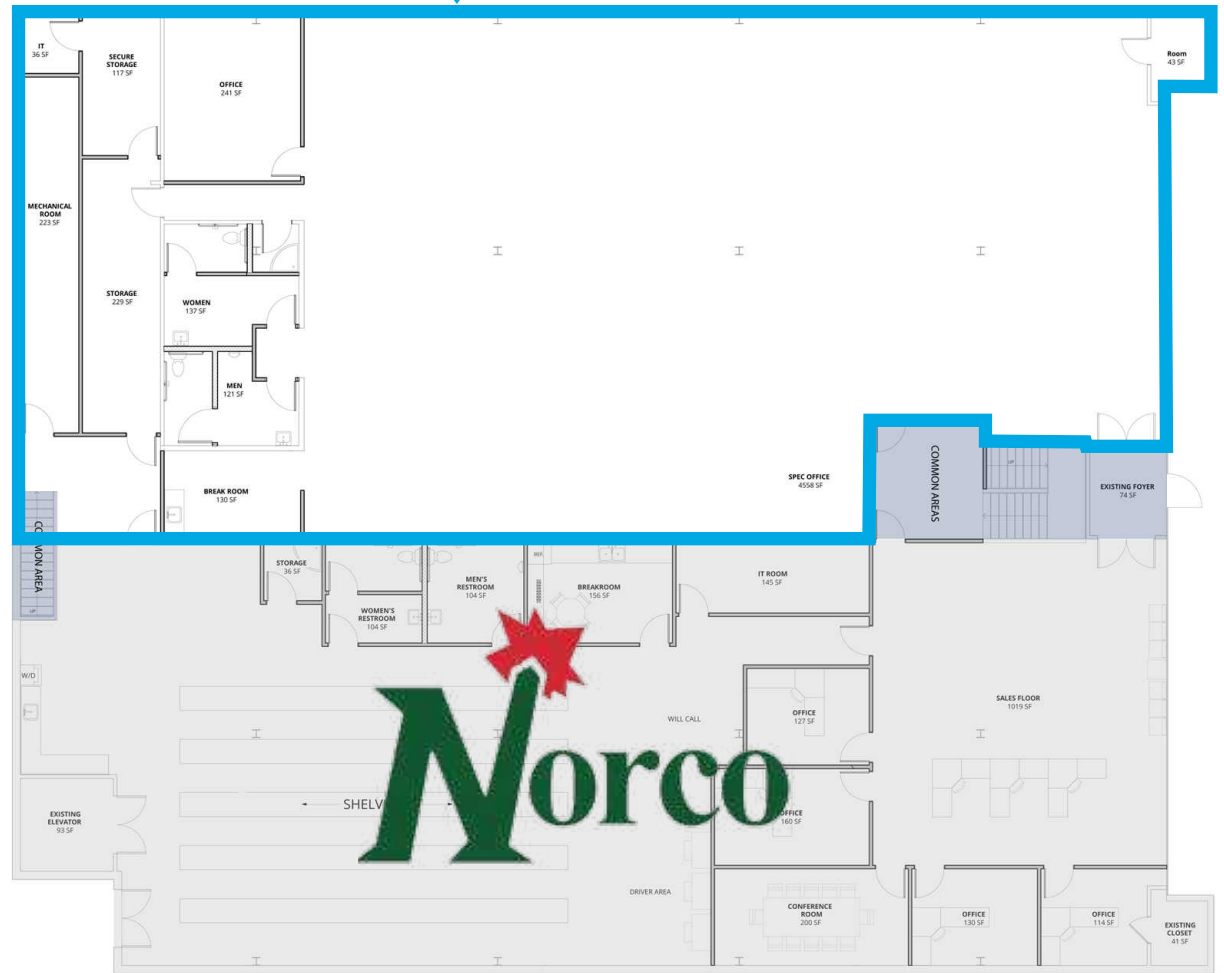
Floor Plan



Available Space

Space	Size	Lease Rate
Suite B	6,875 SF	\$9.00/SF/YR*

Suite B | 6,875 SF



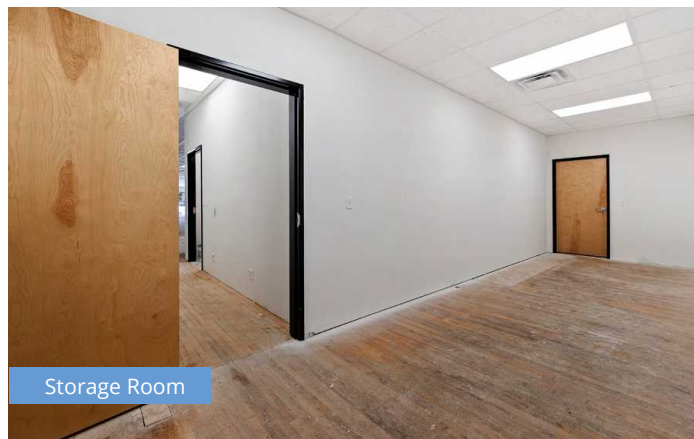
Property Gallery



Pylon Sign



Break Room



Storage Room



Office

Location

 [Google Map](#)

 [Street View](#)



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