

OFFICE/RETAIL SPACE FOR LEASE 134 N WASHINGTON AVE

Emmett, ID 83617



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Lease Term:	Negotiable
Building Size:	2,576 SF
Zoning:	C
County:	Gem County
Year Built:	1946
Site Area:	0.07 AC
Parcel:	RP06N01W071132

PROPERTY OVERVIEW

Lee & Associates is pleased to present this versatile office building for lease in the heart of Downtown Emmett. The functional layout features multiple private offices, a spacious open work area, a breakroom, restrooms, and dedicated storage. Tenants can benefit from prominent exterior signage opportunities along busy Highway 52. Ideally situated within walking distance of local amenities and just minutes from Valor Health, Tractor Supply Co., Albertsons, and the Payette River.

PROPERTY HIGHLIGHTS

- **High-Visibility Frontage:** Prominent position along Washington Ave. (Hwy 52) ensuring optimal business exposure.
- **High Traffic Counts:** Over 9,900 vehicles per day (VPD) passing directly in front of the property.
- **Favorable Utility Structure:** Minimal administrative hassle with tenant responsible only for electricity and internet service.

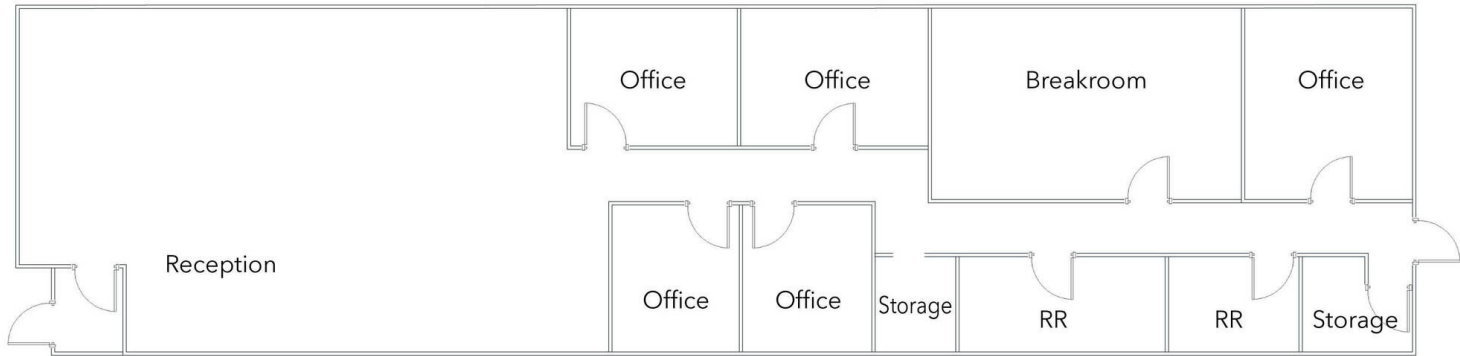
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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AVAILABLE SPACE	SIZE	LEASE TYPE	LEASE RATE
134 N. Washington Ave	2,576 SF	Modified Gross	\$12.00 SF/yr

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



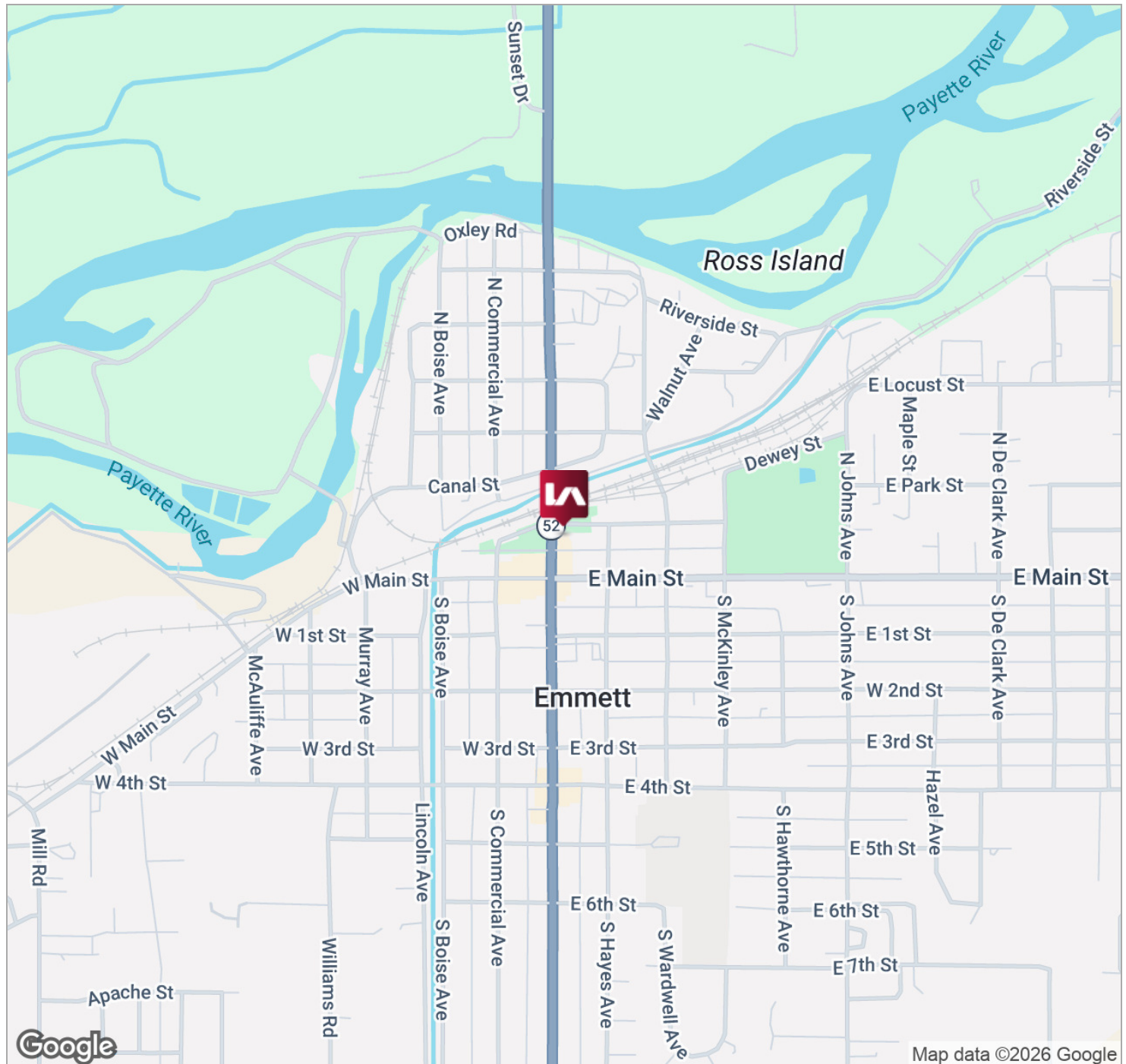
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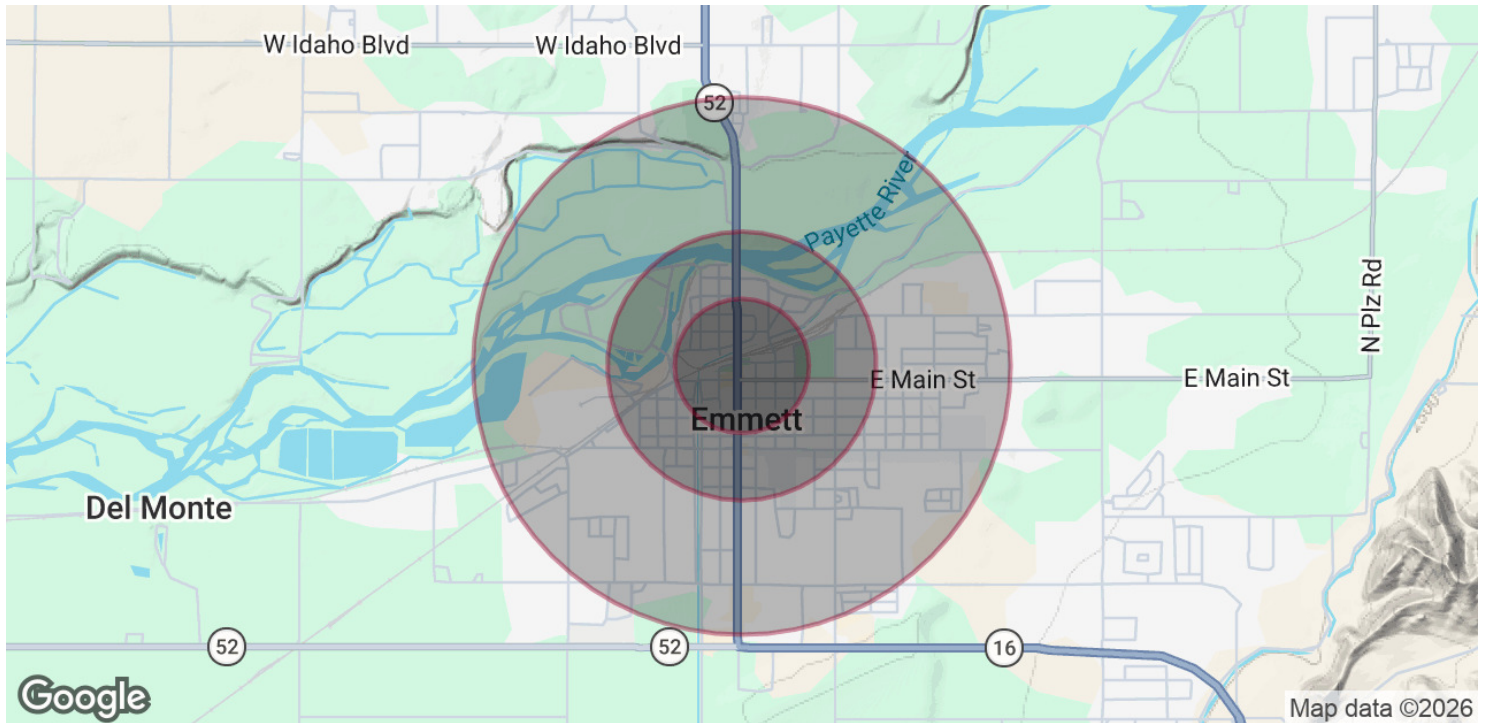
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	424	1,435	4,385
Average Age	35.4	36.0	36.4
Average Age (Male)	34.9	35.0	35.0
Average Age (Female)	37.6	38.3	38.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	553	1,683
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$68,945	\$66,572	\$68,968
Average House Value	\$275,935	\$257,935	\$264,569

2023 American Community Survey (ACS)

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