

# **Development Land For Sale** Fremont Ave

Idaho Falls, ID



#### **Property Information:**

Property Type: Land Development Site
Lot Size: 0.8 Acres
Zoning: R1 w/ Planned Transition Overlay
Proposed Use: Retail / Professional Office
Complex

## **Property Features:**

- Visibility off Hwy 20 on Fremont Ave
- Ideal location for a professional multitenant office complex or retail strip center

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# Demographics:

	1 Mile	3 Miles	5 Miles
Population	5,911	43,989	88,757
Number of Households	2,264	11,390	22,848
Avg. Household Income	\$44,097.00	\$62,532.00	\$73,496.00

Demographic Information provided by Environics Analytics. More information available upon request

### **BMPA Traffic Count Location**

Roadway Leg (N/S) FREMONT Roadway Leg (E/W) SCIENCE CENTER

#### Traffic Count Data

#### Leg of the Intersection (Count from 2008)

North	East	South	West
11,469	5,965	10,622	3,802

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