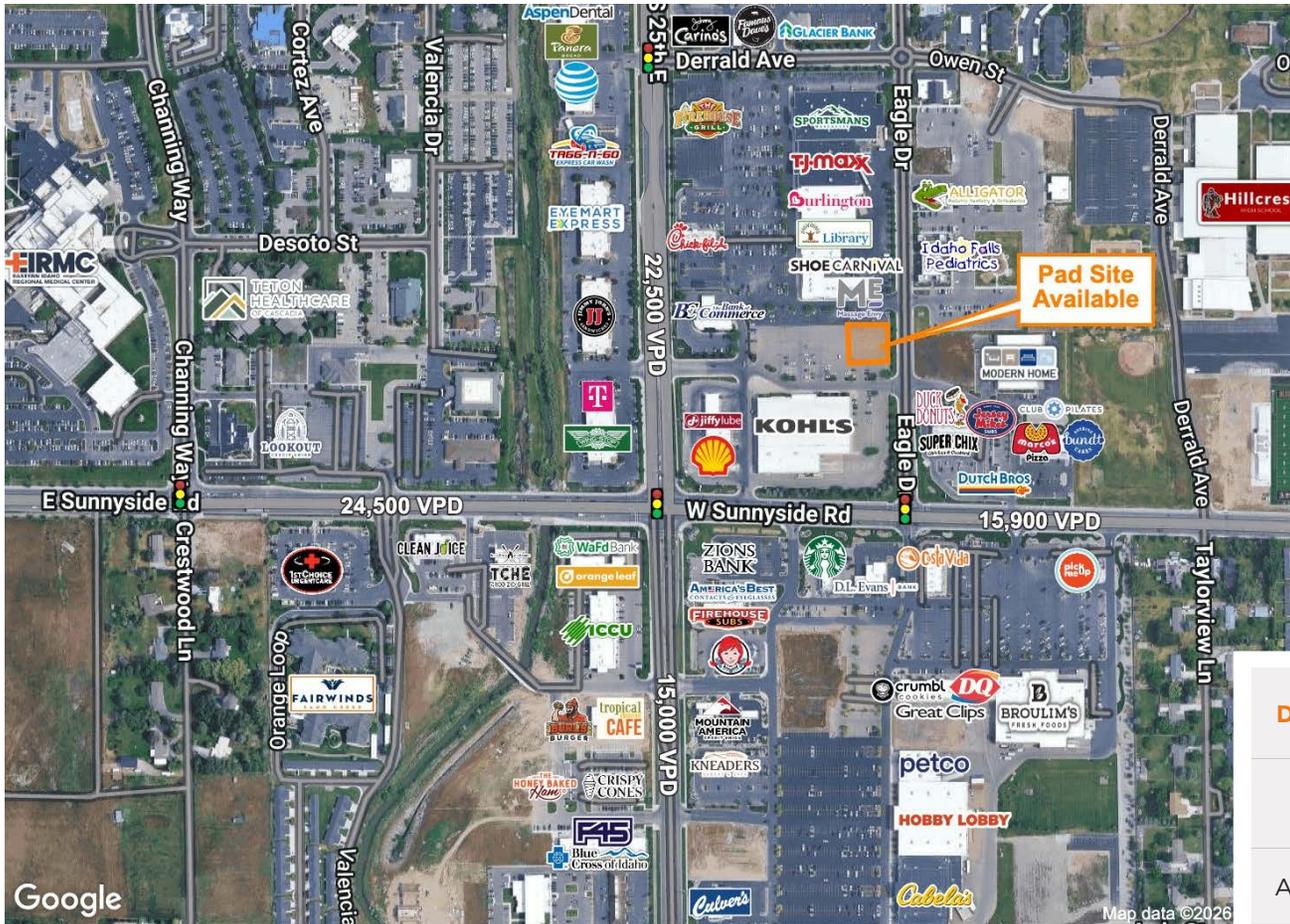


KOHL'S PAD SITE - GROUND LEASE ONLY

3175 S 25th E, Ammon, Idaho 83406 (STORE #1086)



AREA ANCHORS:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,981	66,266	109,543
AVG. HH INCOME	\$107,885	\$105,871	\$105,371
HOUSEHOLDS	2,869	23,927	39,194
CONSUMER SPENDING	\$152.8M	\$1.25B	\$2.06B

- Pad site available for ground lease (±.36 acre) (approx. location shown above)
- Located in Nampa at Treasure Valley Marketplace
- Co-Tenants include Burlington, TJ Maxx, Sportsman's Warehouse, Chick-Fil-A and more
- Other retailers in the sub-market include Target, Albertson's, Grocery Outlet, Cabela's, Hobby Lobby, Petco, Best Buy, Ross, Petsmart and Grand Teton Mall

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:

MICHAEL BUTLER

MICHAEL@LOCKEHOUSE.COM

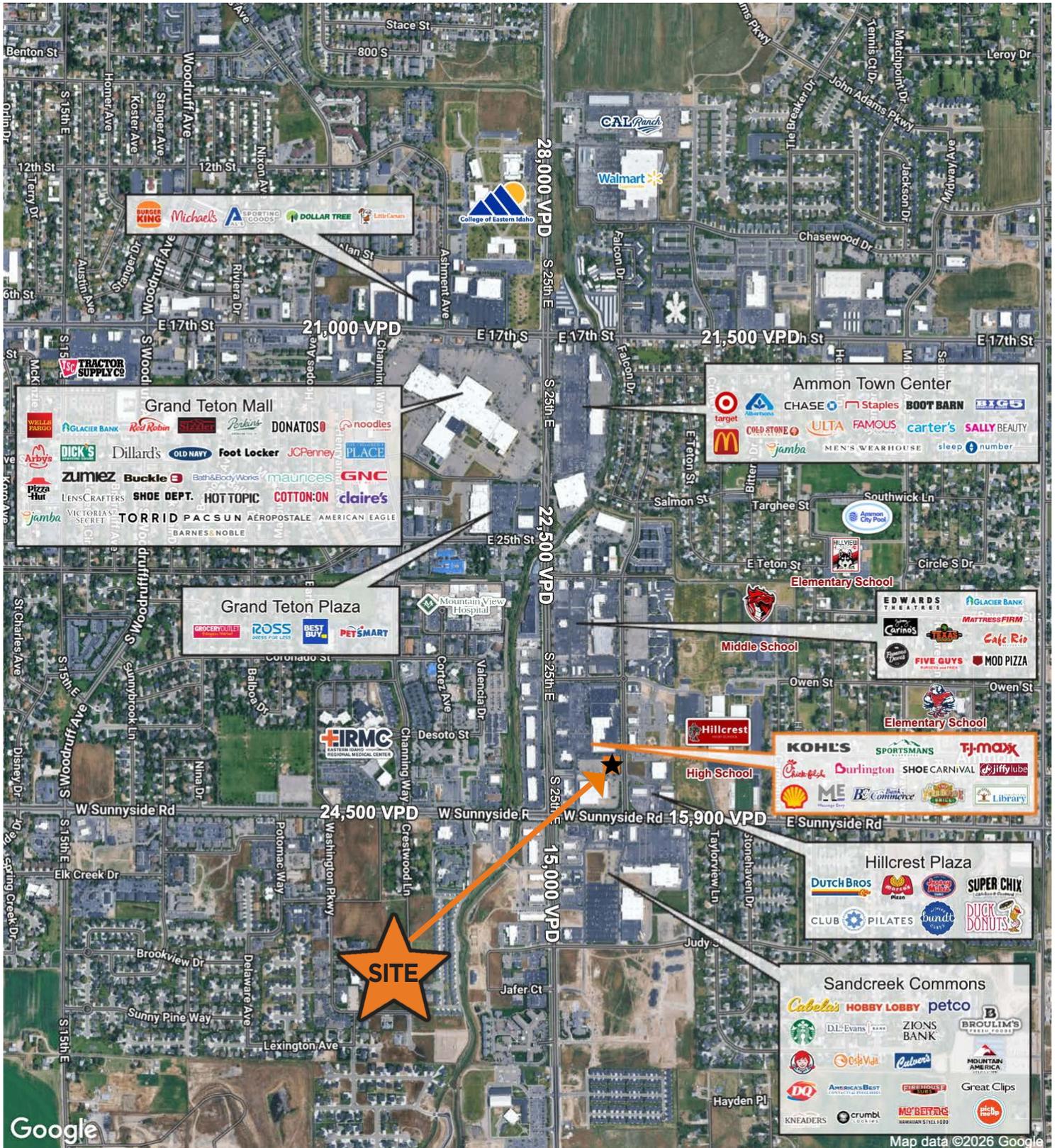
505.730.8404



Information is deemed reliable but not guaranteed. All details should be independently verified. Property is subject to prior sale, lease, or withdrawal without notice. LockeHouse Idaho LLC.

KOHL'S ANCHORED PAD SITE

3175 S 25th E, Ammon, Idaho 83406 (STORE #1086)



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:



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CHAINLINKS
RETAIL ADVISORS

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