

FOR SALE OR LEASE – BUILT-TO-SUIT AVAILABLE

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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PROPERTY DETAILS

3991 E. 400 N., Rigby, ID 83442

- Located on the North Rigby Exit of Highway 20
- Built to suit available
- Great for professional or medical services
- Lease rate: \$22/SF NNN
- Asking rate: \$787,500

2026 DEMOS



EST. POPULATION

1 MILE » **3,941**
3 MILE » **16,049**
5 MILE » **25,729**



EST. HOUSEHOLDS

1 MILE » **1,340**
3 MILE » **5,155**
5 MILE » **8,210**



EST. AVERAGE HH INCOME

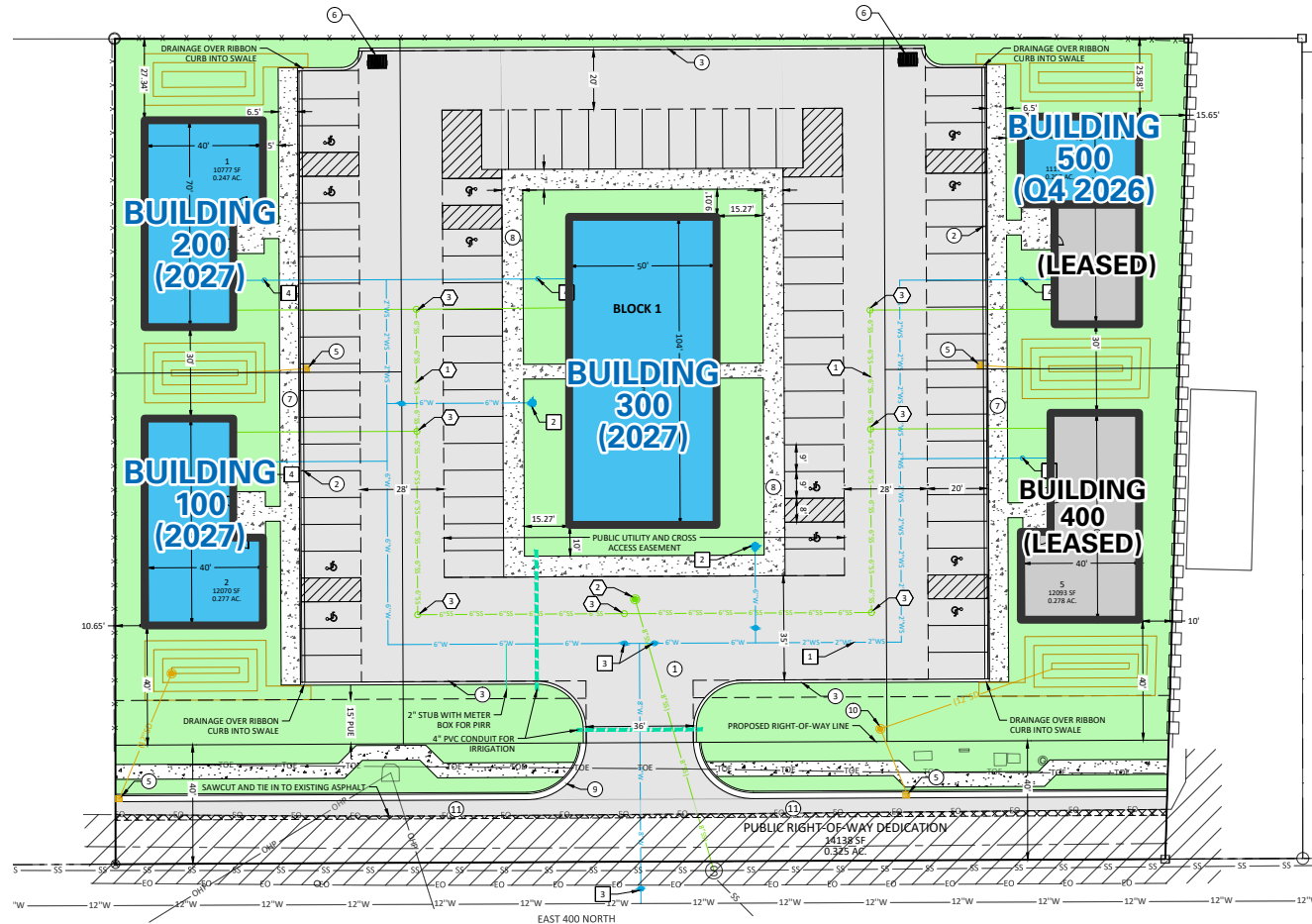
1 MILE » **\$97,868**
3 MILE » **\$102,740**
5 MILE » **\$107,428**

APPROVED SITE PLAN

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POTENTIAL FLOOR PLANS

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BUILDING TYPE 1 - ASKING: \$787,500



BUILDING TYPE 2 - ASKING: CONTACT AGENT


**FULL SERVICE
COMMERCIAL REAL ESTATE**

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SITE

400 North

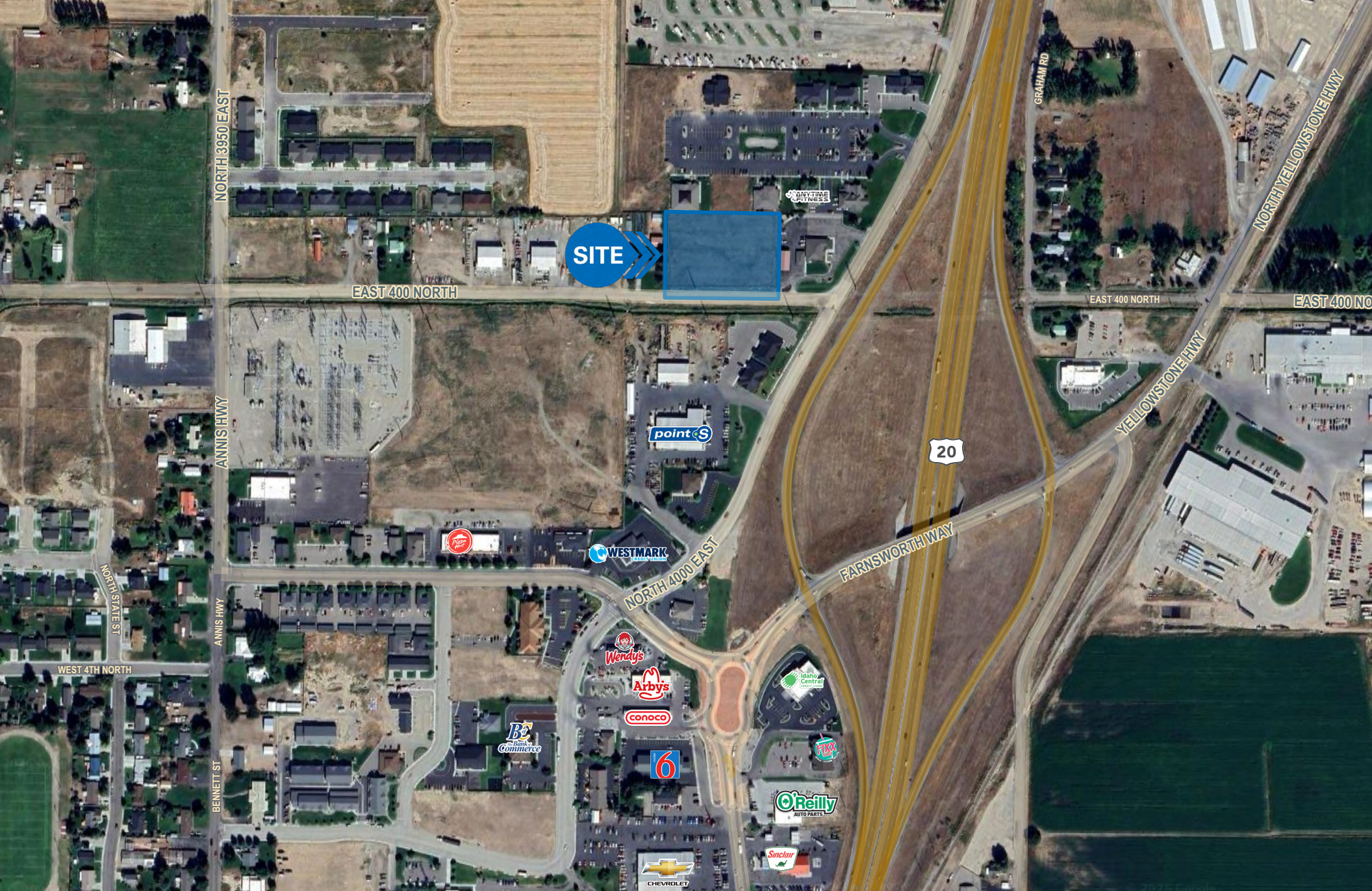
Graham Road

20

NEWMARK
MOUNTAIN WEST

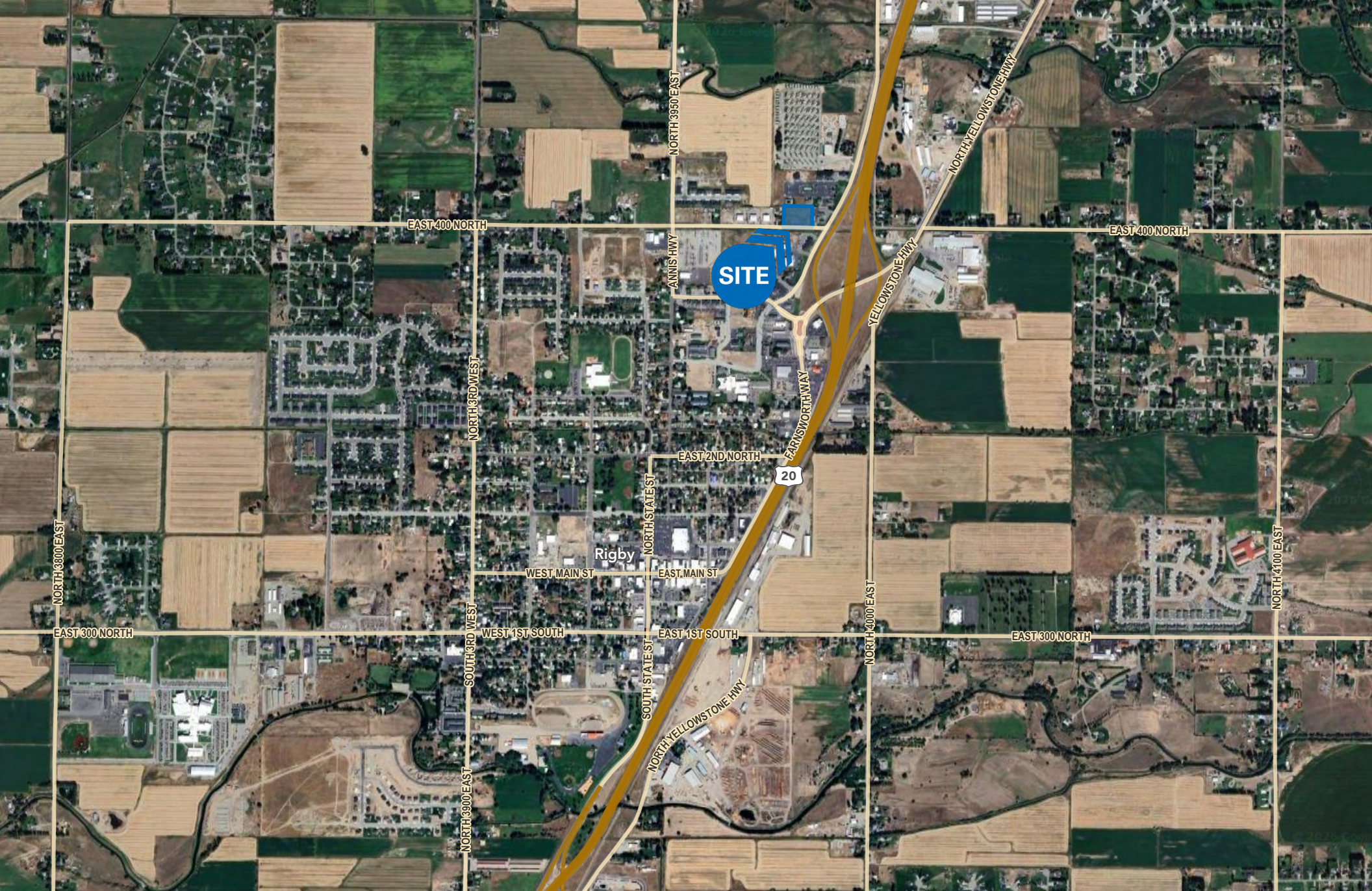
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