

MADISON COMMONS

FOR SALE | MAIN STREET & HWY 20
REXBURG, ID

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MADISON COMMONS PROPERTY HIGHLIGHTS

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NEW CONSTRUCTION BEGINS JULY 2026

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Highlights

- Restaurant pads available
- C-Store pads available
- Retail pads available
- Build-to-suit
- Land for sale
- Commercial flex space for lease Summer 2027
- High visibility: HWY 20 and Main Street

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PENDING

PENDING

Culver's

MADISON COMMONS



2 MIN TO HWY 20
10 MIN TO BYU-I CAMPUS

Exit 337



Exit 333



Rexburg

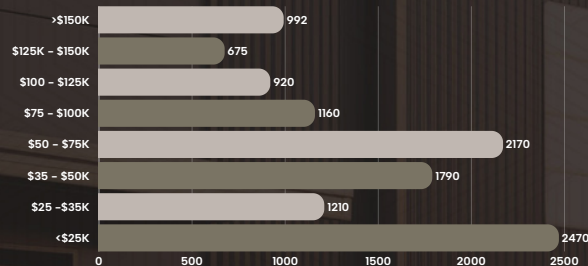
PEOPLE FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
POPULATION	50K	52K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	306	112	22	94
POP CHANGE SINCE 2020	+0%	+0%	+6.3%	+1.8%
MEDIAN AGE	21	22	37	39
MALE/FEMALE RATIO	45%	45%	50%	50%

ECONOMIC FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$20,994	\$21,394	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$52,159	\$53,025	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	615	34K	7.16M
NUMBER EMPLOYED	-	24K	996K	-
NUMBER IN LABOR FORCE	-	25K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES

