

# Mountain Home, Idaho

NEW RETAIL CENTER ACROSS FROM WAL-MART  
10,000 SF - Opening June 2006



Typical Retail Center — Actual building design may vary.

## MARKET POPULATION

- 32,000 +/-

## AVERAGE HOUSEHOLD INCOME

- \$45,000

## SPACES AVAILABLE - Retail

- 1,000 - 4,500 SF

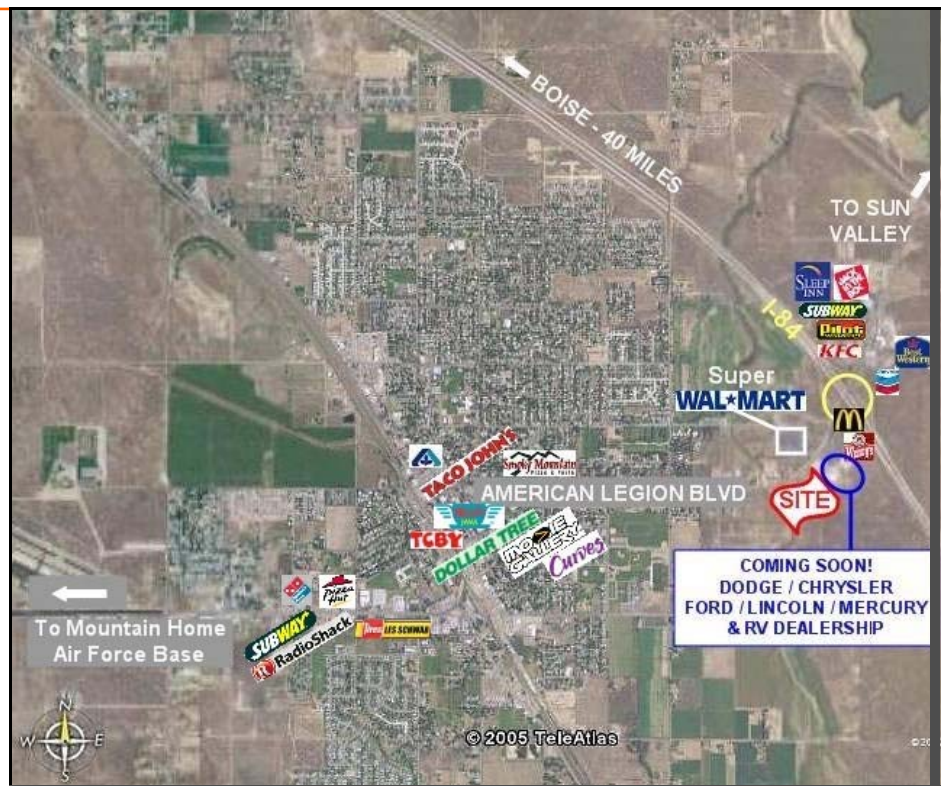
## LEASE RATES - Retail

- \$17.00 - \$20.00 /SF NNN

- High retail traffic location on American Legion Boulevard
- Across from Super Wal-Mart
- Home to Mountain Home Air Force Base (not closing!)
- 1/3 Mile from I-84 on/off ramps
- Under-served retail market
- Construction 1Q2006 - Occupancy June, 2006

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The Site:

*(Preliminary concept plans only, subject to architectural/engineering conclusions)*

