

BRING YOUR FITNESS VISION TO LIFE AT THE LINCOLN PLAZA IN JEROME, IDAHO



LINCOLN PLAZA 1,500 - 15,000 SF & 0.76 - 1.67 ACRES

1120 South Lincoln Avenue, Jerome, Idaho 83338



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PROPERTY DETAILS

AVAILABLE:	1,500 - 15,000 SF
RATES & TERMS:	NEGOTIABLE
T.I. ALLOWANCE:	AVAILABLE
ZONING:	C2 GENERAL BUSINESS
PARKING:	LARGE LOT - 3+ ACRES
SIGNAGE:	BUILDING & PYLON AREAS



With 15,000 square feet of vacant space, this property offers an exceptional opportunity for a gym or fitness center looking to establish a strong presence in Jerome, Idaho.

The expansive layout provides the flexibility to create a modern, full-service fitness destination featuring strength and cardio equipment, group fitness studios, functional training areas, personal training, and more.

A high-quality gym would fill an important community need while attracting consistent daily traffic and building a loyal customer base from Jerome and the surrounding area.

For an operator seeking room to grow, visibility, and the ability to create a customized fitness experience, 1120 South Lincoln Avenue offers the space and potential to make it happen.

Contact our listing team for additional leasing information and to schedule a property tour today!!!

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SUMMIT
COMMERCIAL
REAL ESTATE GROUP

Summit Elementary School
634 Students

Horizon Elementary School
676 Students

Jefferson Elementary School
583 Students

Jerome High School
1,215 Students

Frontier Elementary School
271 Students

Jerome Middle School
973 Students

St Luke's

Pioneer Federal Credit Union

THE STORAGE Place

WOW LOGISTICS

rite stuff FOODS

Best Western

EXXON

McDonald's

Chevron

java

TACO BELL

BURGER KING

Kenworth Sales Company

Walmart Supercenter

AutoZone

Subway

Arctic Circle

Jack in the Box

MAVERIK

CAT

SUBWAY

Google Map View - Click Here

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1, 3 & 5 MILE DEMOS

5 MILE SNAPSHOT

19,262

GROWING POPULATION

6,420

HOUSEHOLDS

\$65,770

MEDIAN HH INCOME

\$86,822

HIGH AVERAGE HH INCOME

33

Median Age



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

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5, 10 & 15 MINUTE DEMOS

15 MINUTE SNAPSHOT

25,787

GROWING POPULATION

8,682

HOUSEHOLDS

\$68,322

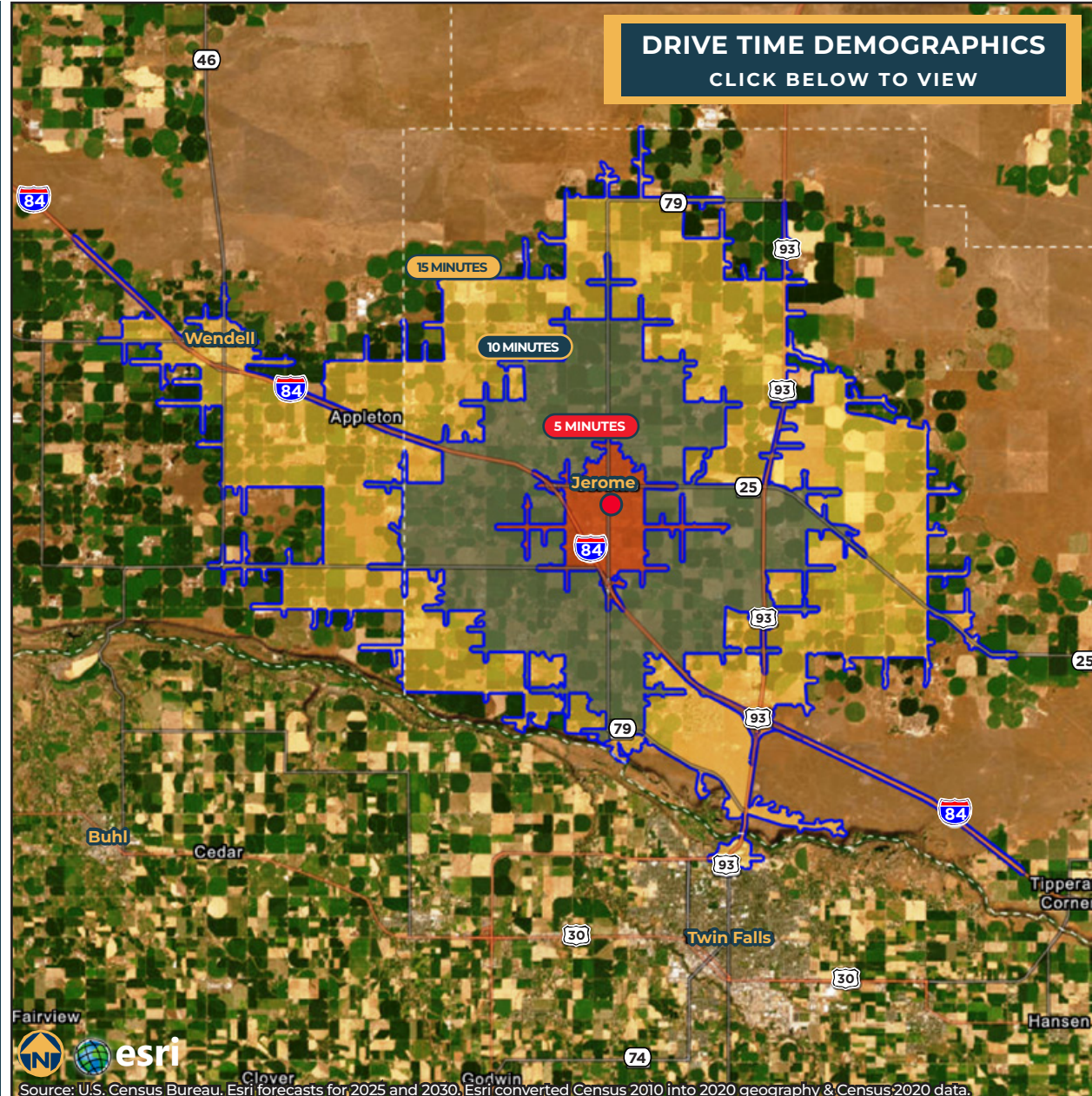
MEDIAN HH INCOME

\$88,496

HIGH AVERAGE HH INCOME

12,378

DAYTIME POPULATION



15,000 SQUARE FEET - UNLIMITED POTENTIAL AT THE LINCOLN PLAZA IN JEROME, IDAHO



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- **THE SPACE TO BUILD JEROME'S NEXT FITNESS DESTINATION**
- **STRONG OPPORTUNITY TO SERVE JEROME AND THE SURROUNDING MAGIC VALLEY**
- **CREATE A DESTINATION FITNESS EXPERIENCE TAILORED TO THE NEEDS OF THE LOCAL COMMUNITY**
- **DESIGNED FOR GROWTH WITH ROOM FOR EQUIPMENT, CLASSES, PERSONAL TRAINING, AND SPECIALTY PROGRAMS**
- **A RARE OPPORTUNITY TO SECURE A LARGE-FORMAT SPACE FOR AN ESTABLISHED OPERATOR OR GROWING FITNESS BRAND**



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