

New Retail Development – Twin Falls, ID

191 Pole Line Rd E,
Twin Falls, ID 83301



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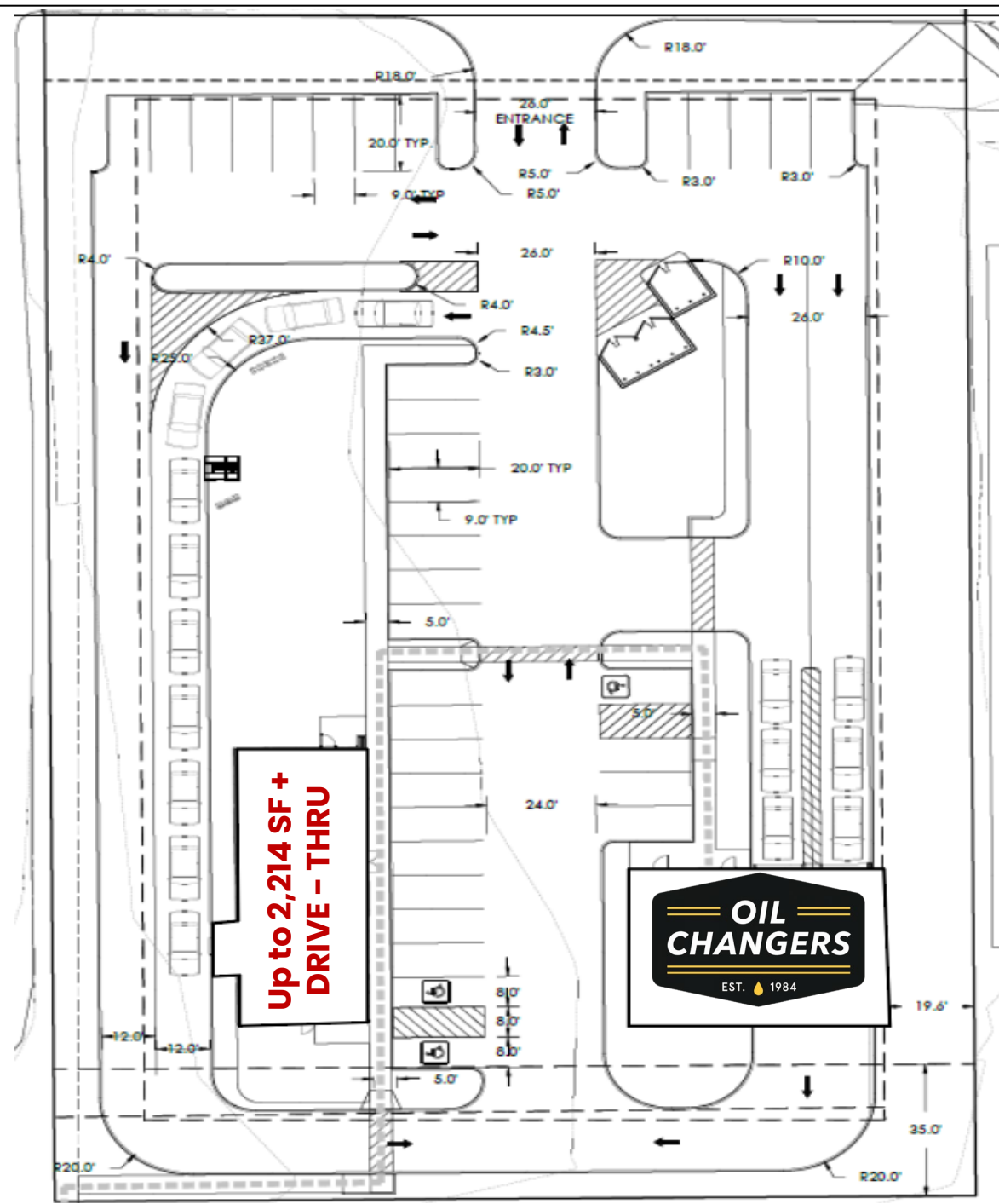
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**Up to 2,214 SF +
DRIVE - THRU**



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Available for Lease

Property Address

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Property Highlights

- Join Oil Changers in this retail development with a pad opportunity consisting of up to **.52 AC** with drive-thru and patio available for lease
- Shadow anchored by Walmart and Walgreens, in front of Fairfield Inn & TownePlace Suites
- Nearby retailers includes, Culvers, Walgreens, US Chef’s Store, Denny’s, Target, Costco, Panda Express and Home Depot
- Fast growing commercial retail corridor

City Overview



Twin Falls was named after the Twin Falls of the Snake River



Twin Falls is the headquarters of Minidoka Division of Sawtooth National Forrest is in Twin Falls



College of Southern Idaho is in Twin Falls



The Orpheum Theatre was founded in 1921 and continues to be one of the most popular entertaining icons in the city

Property Availability

Up to **2,214 SF** + drive-thru & patio

Demographics	1 Mile	3 Mile	5 Mile
 Population	6,493	40,470	61,286
 Households	2,398	15,598	23,057
 Average HH Income	\$70,450	\$68,880	\$71,388
 Daytime Employment	10,920	27,915	34,323

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