

ORCHARD PARK RETAIL CENTER

FOR SALE OR LEASE



PROPERTY DETAILS

2095 S. Holmes Ave., Idaho Falls, ID 83401

- High-traffic infill site ideally situated among national retailers such as Home Depot, Albertsons, and Sam's Club
- Prominent hard corner location with pad and shop space opportunities
- Set in a vibrant residential area, surrounded by homes and next to a recently planned multi-family project
- Flexible zoning allows for retail, hotel, or office development with build-to-suit options
- Retail space for lease: 1,200–15,000 SF NNN
- Office space for lease: 5,000–60,000 SF NNN
- Pad sites for sale: 0.5–1.5 Acres
- Contact agent for pricing

2025 DEMOS



EST. POPULATION

1 MILE » **14,843**
3 MILE » **74,261**
5 MILE » **114,036**



EST. HOUSEHOLDS

1 MILE » **5,977**
3 MILE » **28,456**
5 MILE » **40,905**



EST. AVERAGE HH INCOME

1 MILE » **\$87,936**
3 MILE » **\$97,088**
5 MILE » **\$103,743**

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

3345 Chasewood Drive

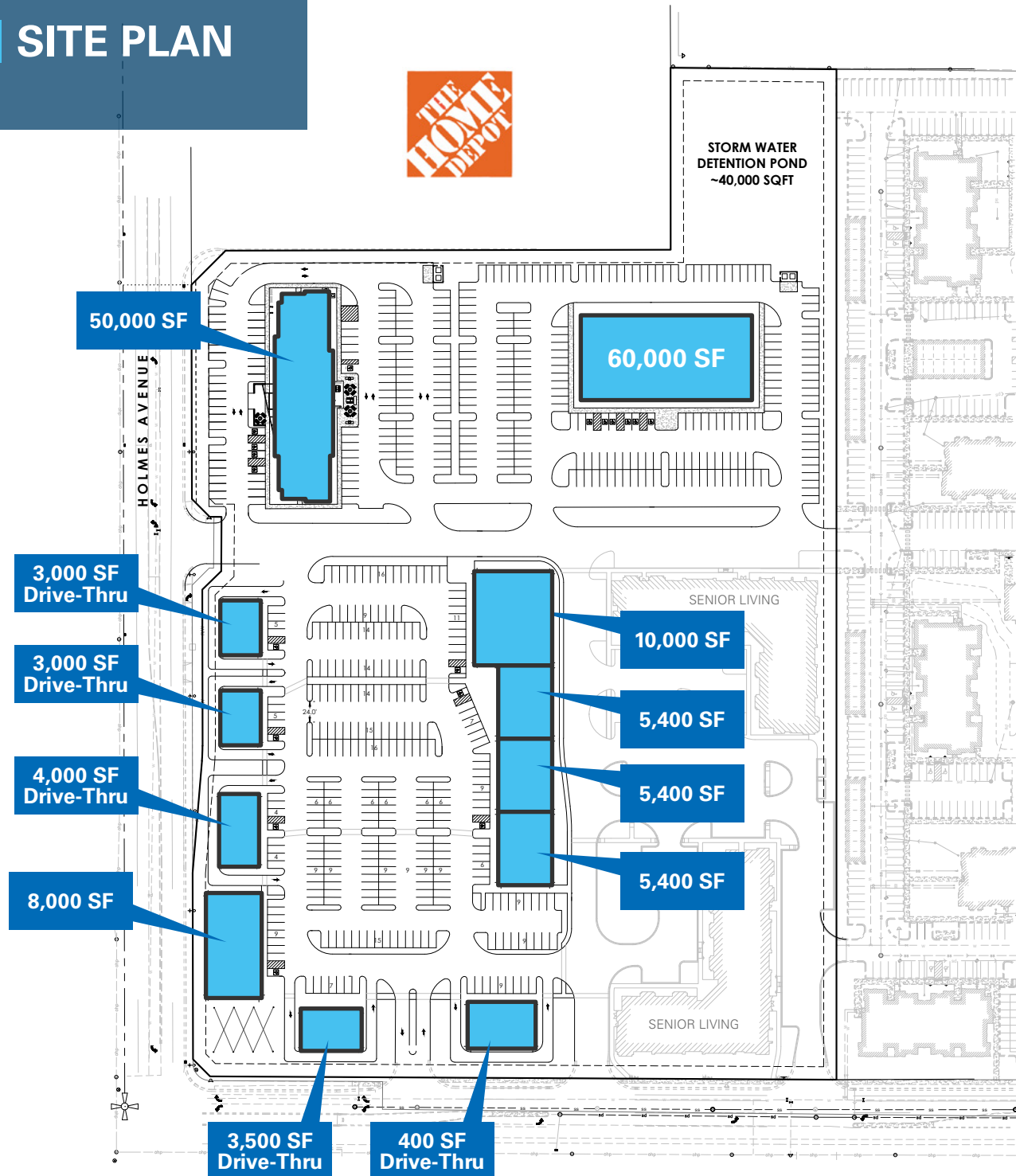
Ammon, ID 83406

Office 208.874.0230

www.newmarkmw.com

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SITE PLAN



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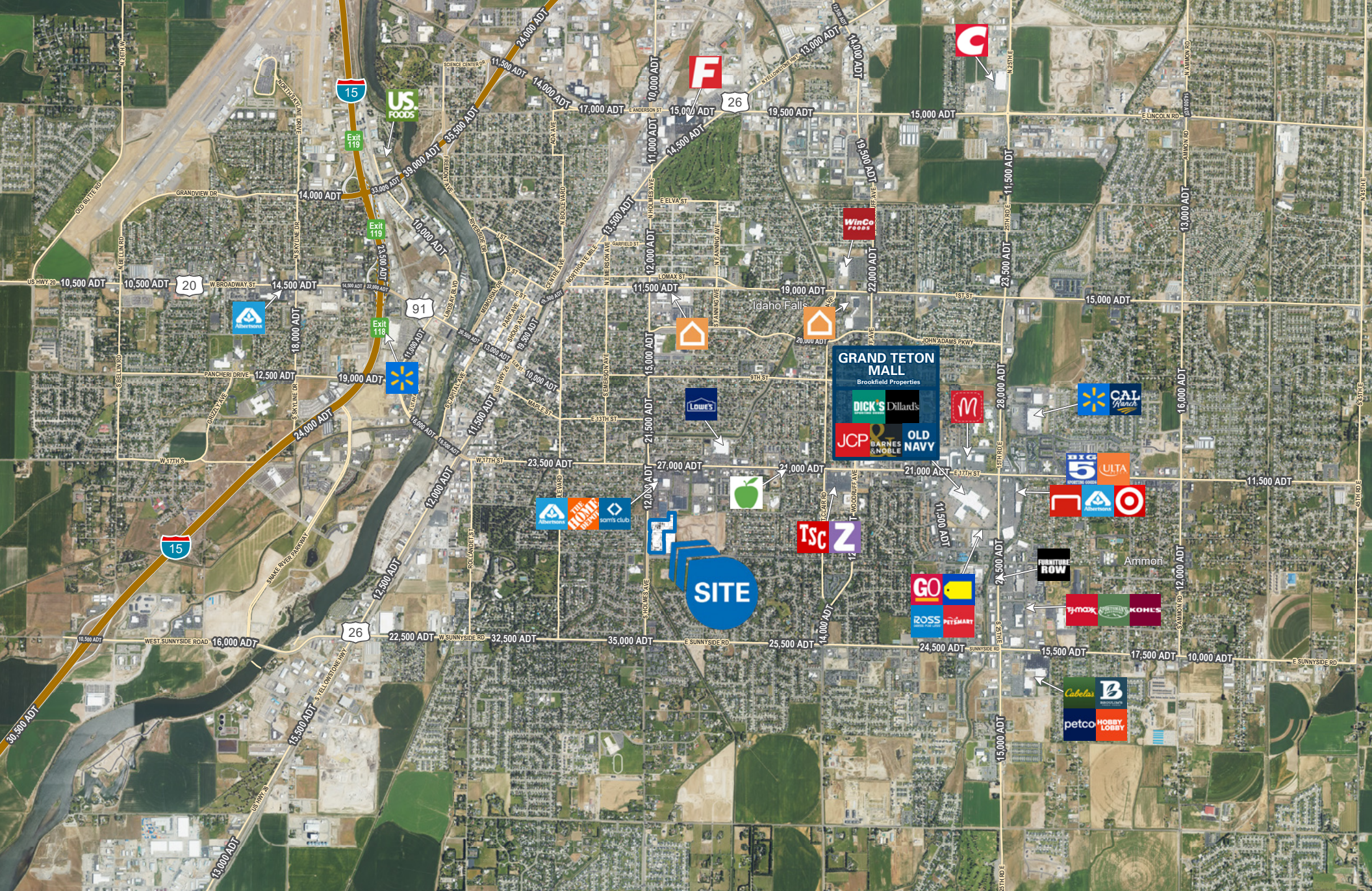
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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