

FOR SALE, GROUND LEASE OR BTS

TWIN FALLS PAD



PROPERTY DETAILS

191 Pole Line Road East, Twin Falls, Idaho 83301

- Size: ±0.75 Acres
- Improved "Curb-in" pad
- Available for Sale, Ground Lease, or BTS
- Potential for ~2,200 SF Drive Thru
- Prominent retail location shadow anchored by Walmart Supercenter and Costco
- Close proximity to College of Southern Idaho and Canyon Ridge High School
- Call for Price

2025 DEMOS



EST. POPULATION

1 MILE » **7,765**
 3 MILE » **42,751**
 5 MILE » **64,026**



EST. HOUSEHOLDS

1 MILE » **2,833**
 3 MILE » **16,381**
 5 MILE » **24,363**



EST. MEDIAN HH INCOME

1 MILE » **\$77,059**
 3 MILE » **\$72,842**
 5 MILE » **\$74,037**

NEWMARK

MOUNTAIN WEST

TAI J. BIESINGER

tbiesinger@newmarkmw.com

direct 801.913.4595

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ALRIG USA

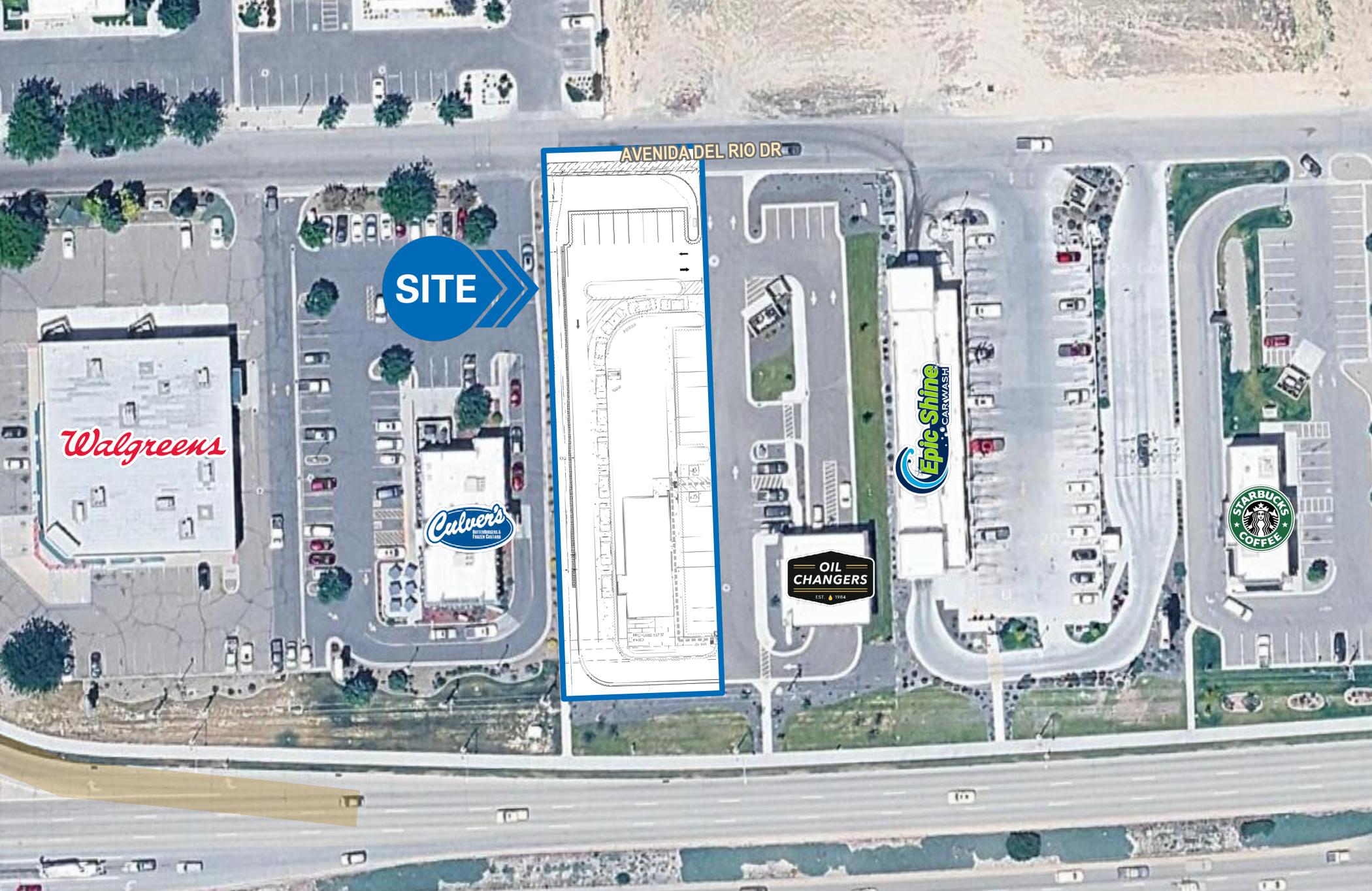
FULL SERVICE
COMMERCIAL REAL ESTATE

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

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SITE

AVENIDA DEL RIO DR

Walgreens

Culver's
RESTAURANT
FRESH DELICIOUS

OIL
CHANGERS
EST. 1984

Epic Shine
CARWASH

STARBUCKS
COFFEE

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