

LAND FOR SALE, LEASE OR BTS

TITAN CENTER

669 Quinn Road | Pocatello, Idaho 83202

Property Highlights

- Retail, Hotel, Commercial Uses
- 1 to 3 Acres Available
- Call For Pricing/Lease Rates
- Located in the Center of Pocatello, ID
- Signalized Intersection
- Strong Daytime Workforce Adjacent to Property

SITE

1.4 MILLION SF
INDUSTRIAL

QUINN RD
23,000 ADT

TANNER OLSON
801.930.6752
tolson@legendcommercial.com

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|----------|----------|----------|
| 2025 POPULATION | 8,356 | 58,145 | 74,502 |
| 2030 PROJECTED POPULATION | 8,553 | 58,326 | 74,431 |
| 2025 HOUSEHOLDS | 3,413 | 22,437 | 28,632 |
| 2025 AVG HH INCOME | \$71,267 | \$86,814 | \$86,194 |
| 2025 BUSINESSES | 492 | 2,239 | 3,021 |
| 2025 DAYTIME POPULATION | 5,080 | 18,203 | 28,199 |



CONCEPTUAL RENDERING ONLY, SUBJECT TO CHANGE



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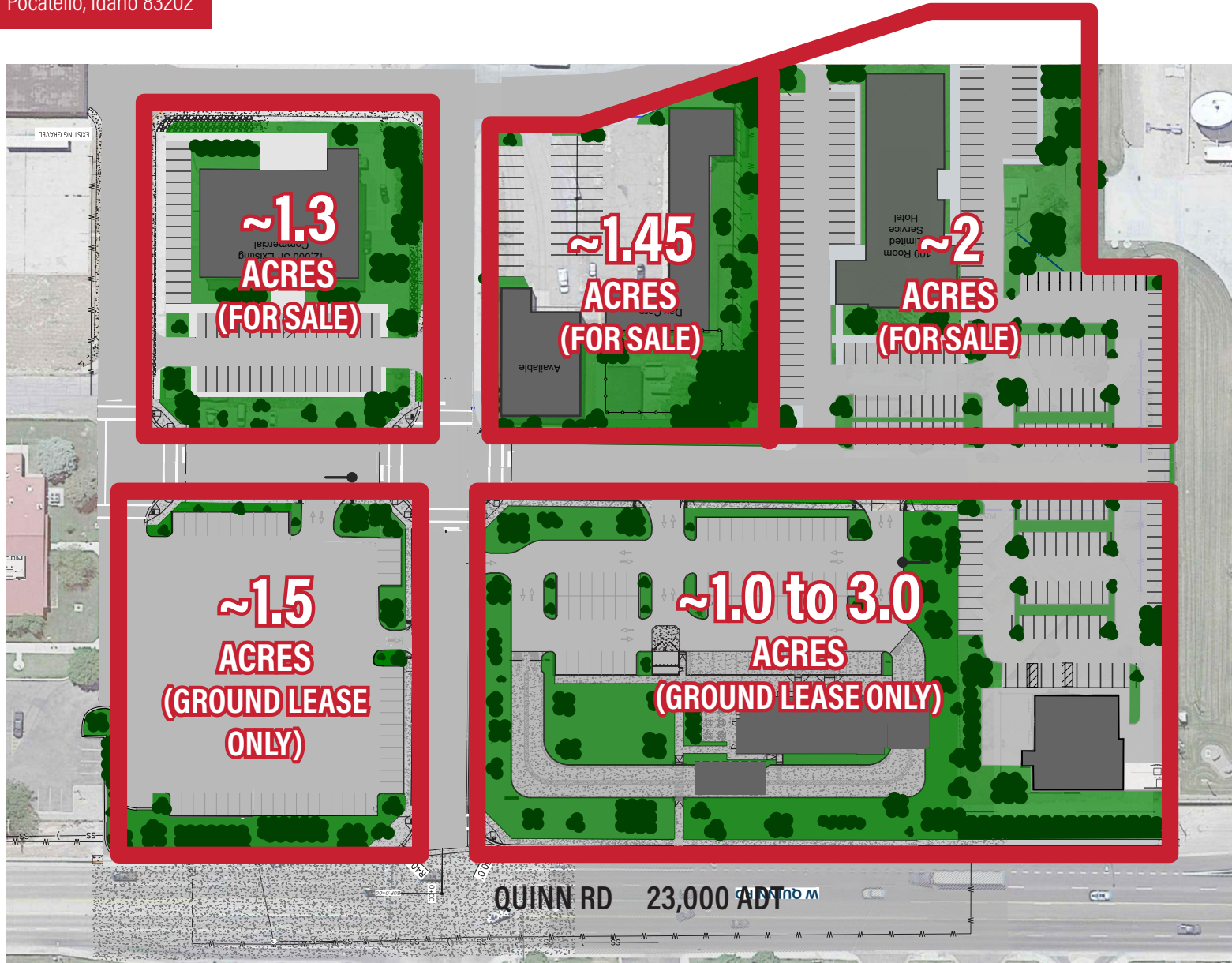
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