

# TWIN FALLS PAD

191 POLE LINE RD E.  
TWIN FALLS, IDAHO

FOR SALE, GROUND LEASE OR BTS



## Property Information:

- 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

Size: +/- 0.75 Acres

## Demographics:

	1 mi Radius	3 mi Radius	5 mi Radius
Population	6,926	43,118	63,572
Households	2,522	16,522	24,204
Median HH Income	\$77,226	\$73,026	\$74,172
Average HH Income	\$98,089	\$90,491	\$92,381
Total Employees	6,893	21,045	27,375
Total Businesses	490	2,246	2,981

## Contact Us

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RETAIL ADVISORS

Developed by:

**ALRIG USA**



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AERIAL



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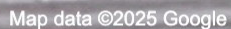
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## POTENTIAL SITE PLAN



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