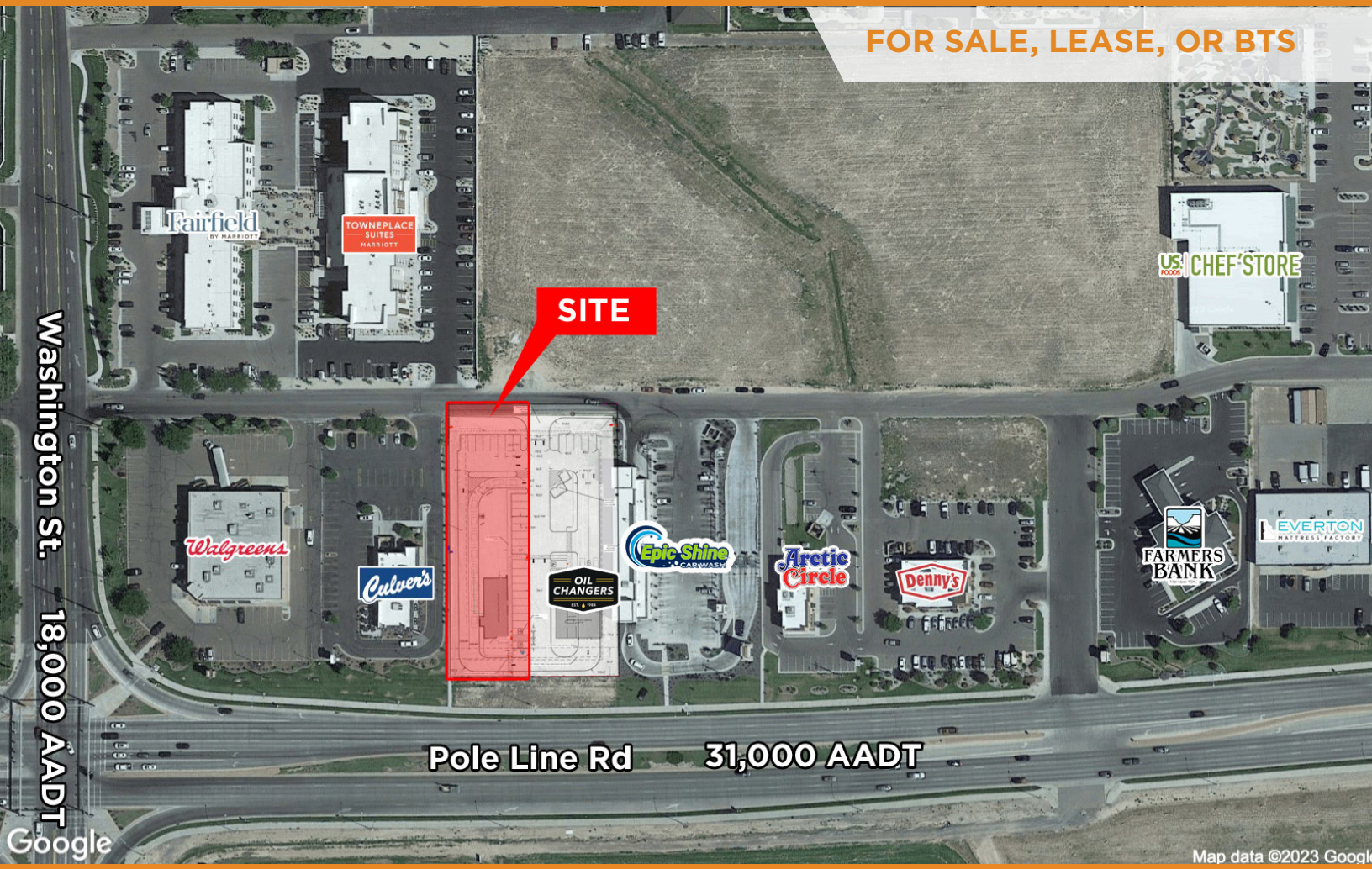


TWIN FALLS PAD

191 POLE LINE RD E.
TWIN FALLS, IDAHO

FOR SALE, LEASE, OR BTS



Property Information:

- Retail pad available with frontage on Pole Line Road.
- Available for Sale, Ground Lease, or Build-To-Suit
- Prominent retail location shadow anchored by Walmart Supercenter and Costco
- Co-tenants: Walgreen's, Culver's, Oil Changers, Epic Shine, Arctic Circle and Denny's
- Close proximity to College of Southern Idaho and Canyon Ridge High School

Size: +/- 0.75 Acres

Demographics:

	1 mi Radius	3 mi Radius	5 mi Radius
Population	5,856	41,325	62,406
Households	2,237	15,843	23,447
Median HH Income	\$71,000	\$64,905	\$67,287
Average HH Income	\$135,994	\$90,641	\$91,794
Total Employees	5,929	19,610	25,821
Total Businesses	431	2,099	2,828

Contact Us

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Greg Shields
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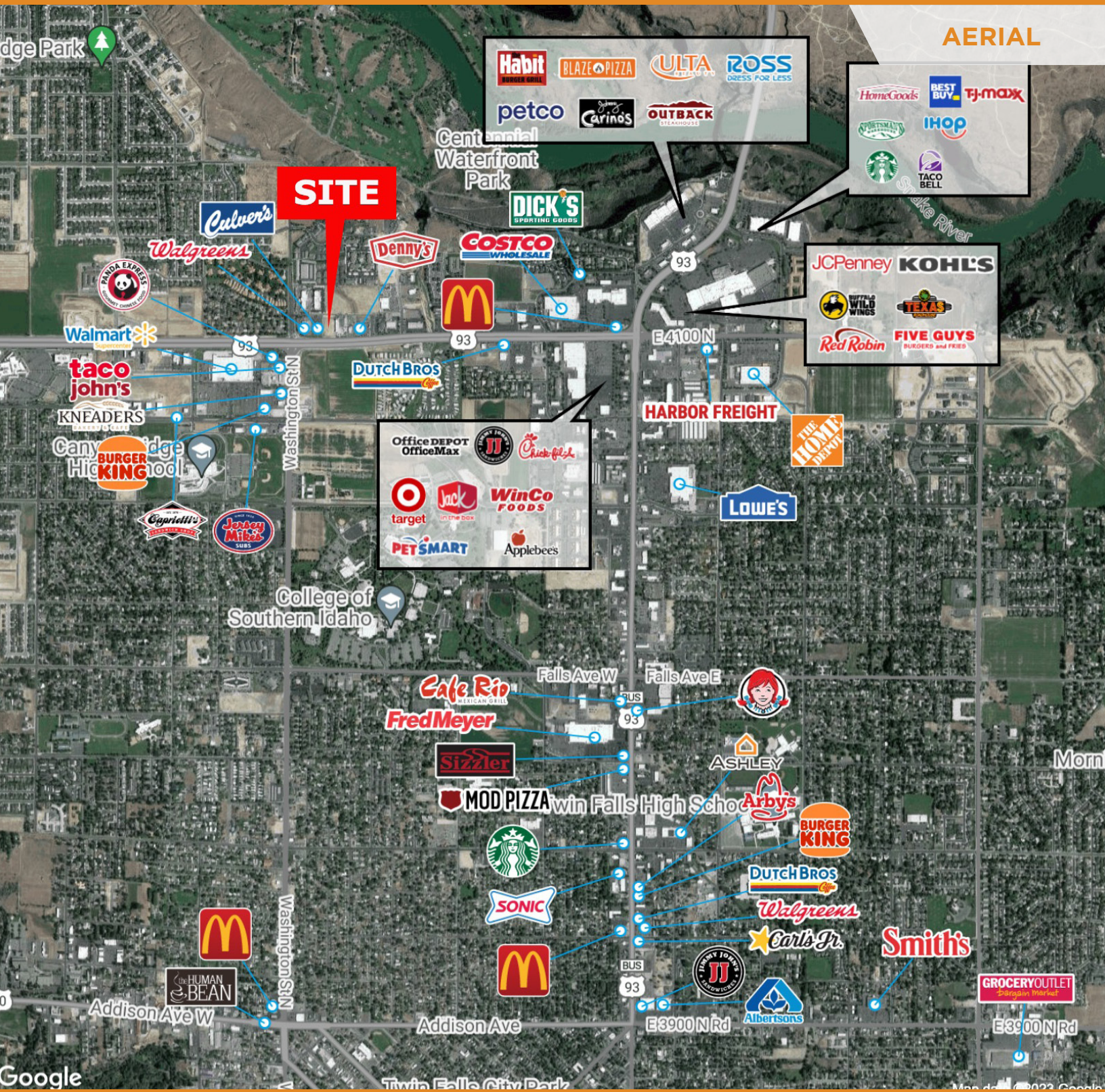
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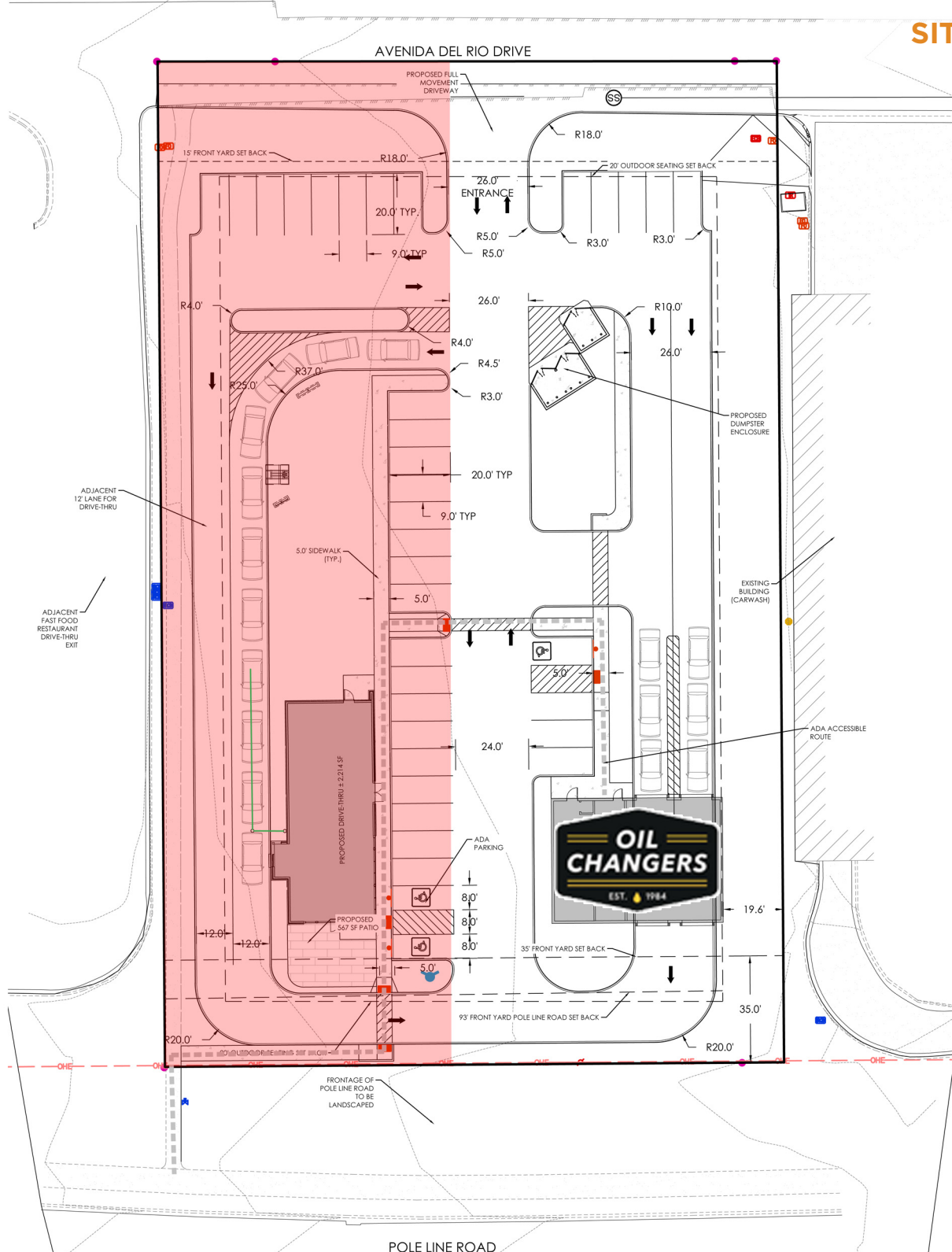
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SITE PLAN



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