

# McMullen Creek Retail Space

2333 East Addison Avenue, Twin Falls, Idaho 83301

LAST REMAINING SUITE



## Property Highlights

Lease Rate	\$12.00/SF NNN
Suite B Available	1,094 RSF ±
Lease Type	NNN - Est. \$3.00/SF
Year Built	2002
Lot Size	1 Acre
Building Size	10,500 SF Total
Parking	36 Stalls - Shared / Open
Parcel	RPT00107116065A
Availability	April 1st, 2019
LockBox	No, Contact Agent to Schedule Tours

## Listing Features

- Prime retail suite at a high visibility location
- Large open floor plan with one small restroom and back storage area
- Surrounding business include St. Luke's, Kmart, Vicker's Western Ware, Stinker and Shell Gas Stations, Snake River Harley-Davidson, D & B Supply and more
- Encompassed by new and established subdivisions and multi-family developments - directly in the path of future growth
- Easy full turn access in/out of site at the signalized intersection of Addison Avenue & Eastland Drive



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398 South 9th Street, Ste 260

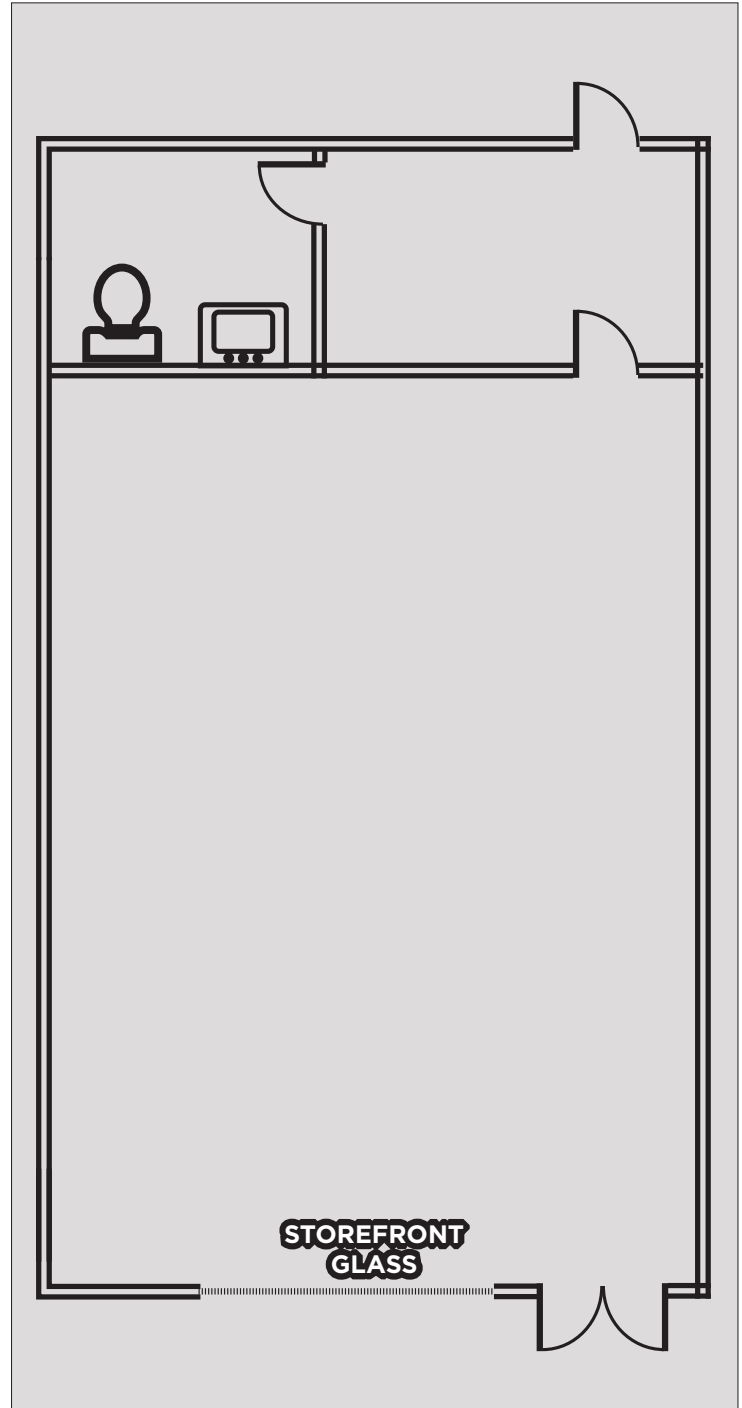
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**Suite B Floor Plan - 1,094 RSF Available - \$12.00/SF NNN - Est. \$3.00/SF**



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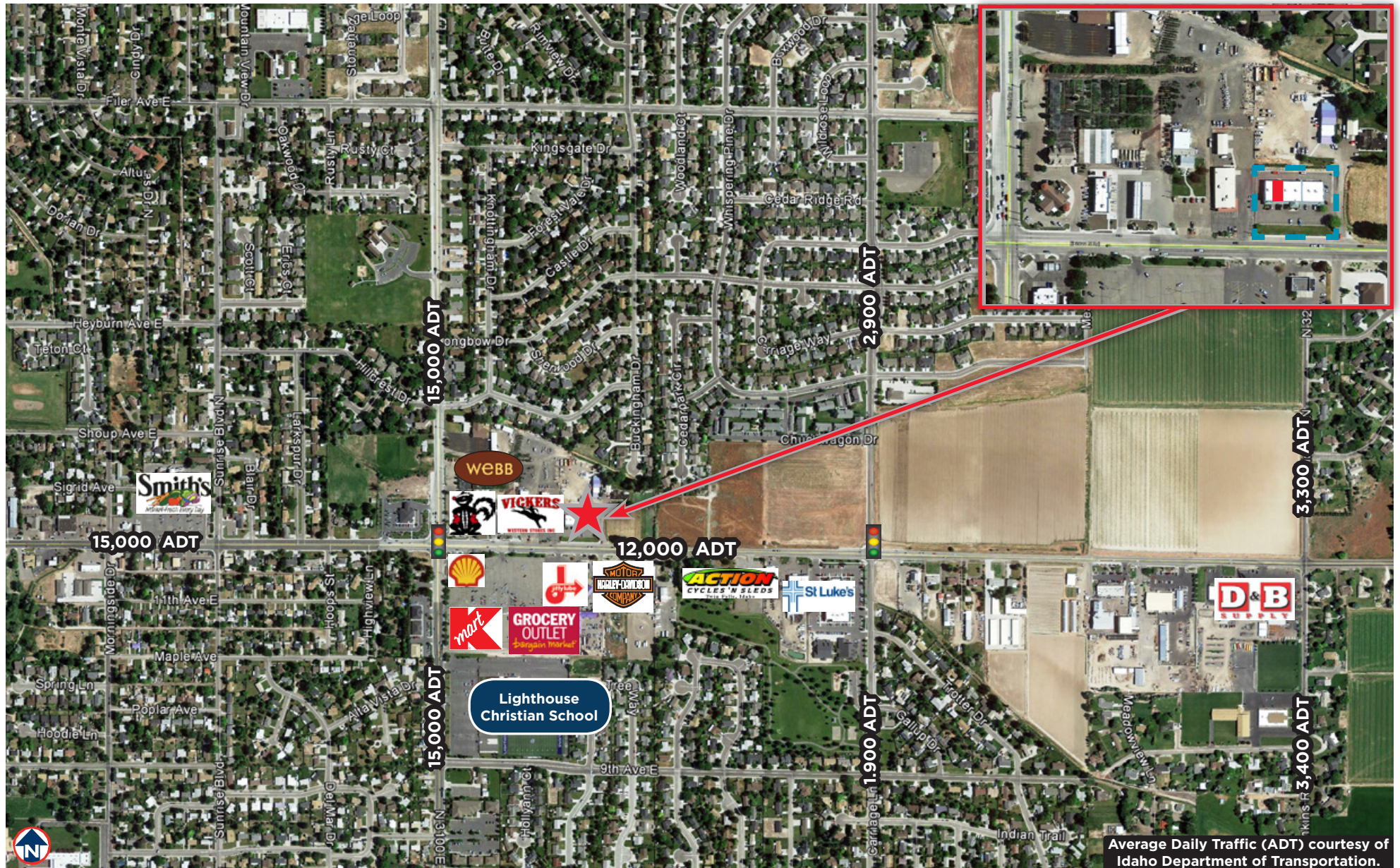
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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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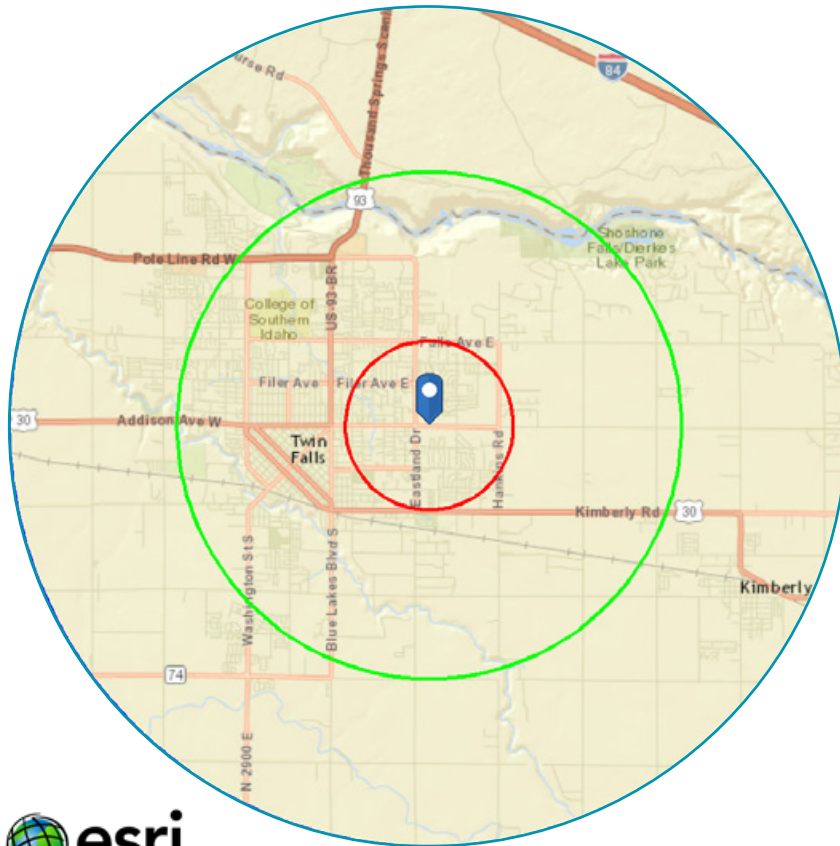
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## - LOCATED IN A GROWING AREA IN TWIN FALLS -

In the identified area, the current year population is 60,306. In 2010, the Census count in the area was 53,645. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 64,881 representing a change of 1.47% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,940	33,457	43,091
2010 Population	10,939	39,113	53,645
2018 Population	11,695	42,189	60,306
2023 Population	12,322	44,718	64,881
2000-2010 Annual Rate	2.04%	1.57%	2.21%
2010-2018 Annual Rate	0.81%	0.92%	1.43%
2018-2023 Annual Rate	1.05%	1.17%	1.47%
2018 Male Population	48.5%	49.0%	49.1%
2018 Female Population	51.5%	51.0%	50.9%
2018 Median Age	35.8	34.2	33.9

	1 mile	3 miles	5 miles
<b>Households</b>			
2000 Households	3,429	12,823	16,282
2010 Households	4,178	14,986	20,106
2018 Total Households	4,439	16,053	22,418
2023 Total Households	4,666	16,982	24,043
2000-2010 Annual Rate	2.00%	1.57%	2.13%
2010-2018 Annual Rate	0.74%	0.84%	1.33%
2018-2023 Annual Rate	1.00%	1.13%	1.41%
2018 Average Household Size	2.61	2.57	2.65

	1 mile	3 miles	5 miles
<b>Average Household Income</b>			
2018 Average Household Income	\$59,419	\$58,785	\$59,994
2023 Average Household Income	\$65,873	\$64,095	\$65,690
2018-2023 Annual Rate	2.08%	1.74%	1.83%

<b>Data for all businesses in area</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	296	2,419	2,821
Total Employees:	2,636	27,262	35,145

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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