



TWO SUITES AVAILABLE - MOVE-IN READY



MCMULLEN CREEK OFFICE/RETAIL

2333 East Addison Avenue
Twin Falls, Idaho 83301

1,551 SF - 3,950 SF

PROPERTY HIGHLIGHTS

Lease Rate	\$10.00/SF
Lease Type	NNN - Est. \$3.00/SF
Year Built	2002
Lot Size	1 Acre
Building Size	10,500 SF Total
T.I. Allowance	Negotiable
Parking	36 Stalls - Shared / Open
Parcel #	RPT00107116065A
Availability	Immediate
LockBox	No, Contact Agents



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NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	11,495	\$56,153	1,941
3 Miles	42,852	\$50,374	26,533
5 Miles	61,595	\$52,164	33,784

LISTING FEATURES

- Prime office / retail suites at a high visibility location with high traffic counts - 13,500 cars per day
- Suites include building and monument signage spaces on Addison Avenue
- Surrounding business include St. Luke's, Albertsons, 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 - located 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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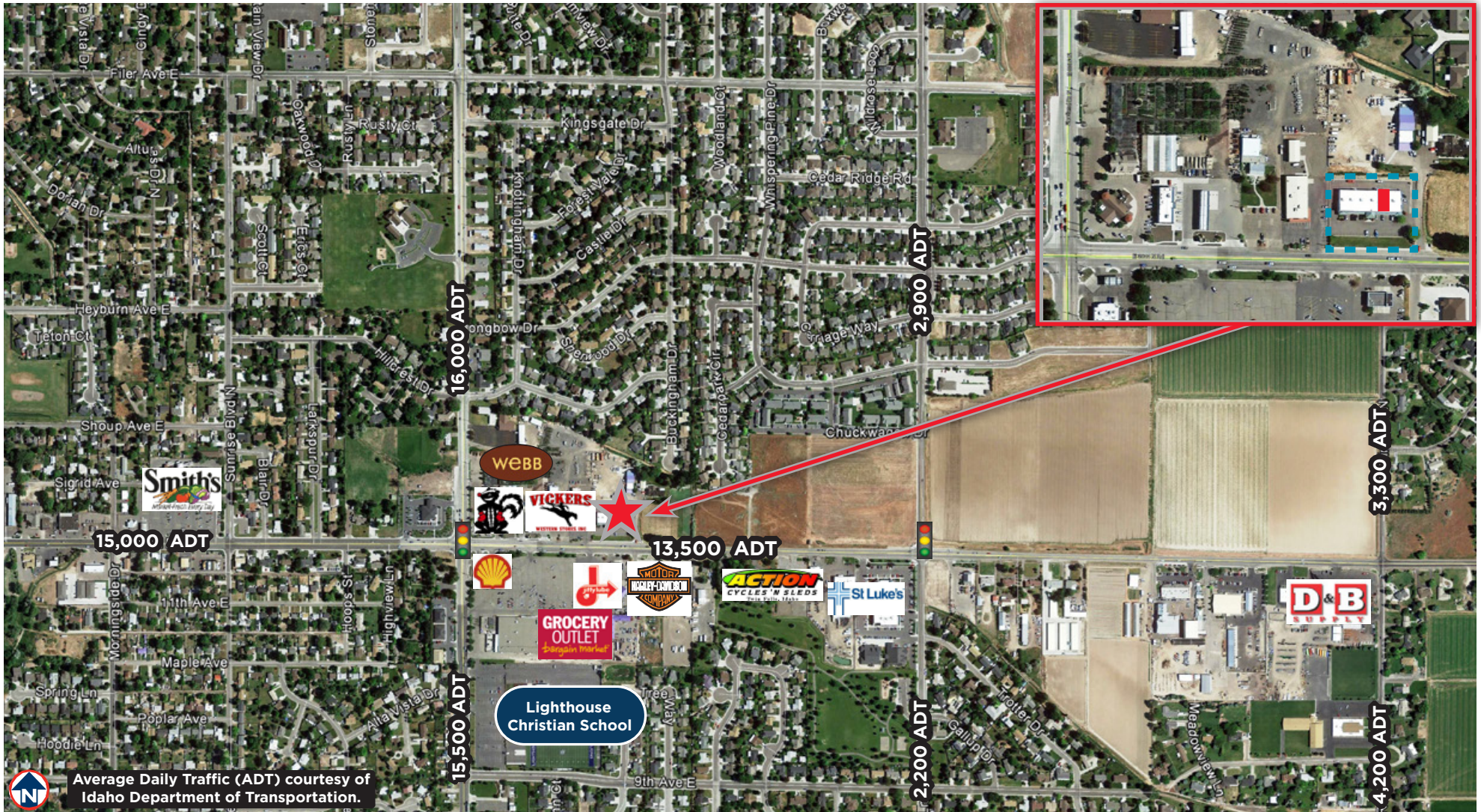
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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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