

IDAHO FALLS SAGEWOOD RETAIL CENTER III

RETAIL FOR LEASE | 3200 S 25TH E, IDAHO FALLS, IDAHO



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In-line retail suite available, surrounded by national brands and strong co-tenants including Wingstop, Jimmy John's, Teton Running, and others

A+ "Main and Main" location with prime Hitt Road frontage and prominent signage opportunities

Positioned along the primary retail corridor within the MSA, offering some of the highest traffic counts in the market

Flexible space that can be customized to accommodate your business needs

<u>SUITE:</u>	<u>RSF:</u>	<u>AVAILABLE:</u>
3196 B	1,995 SF	Upon TI Completion
3190*	1,860 SF	Immediately
3192*	1,202 SF	Immediately

*Option to Combine Suites

RATE:	Contact Agent
BLDG. SIZE:	18,408 SF
PROPERTY TYPE:	Retail
LEASE TYPE:	NNN
PARKING:	Ample
YEAR BUILT:	2012

CONTACT

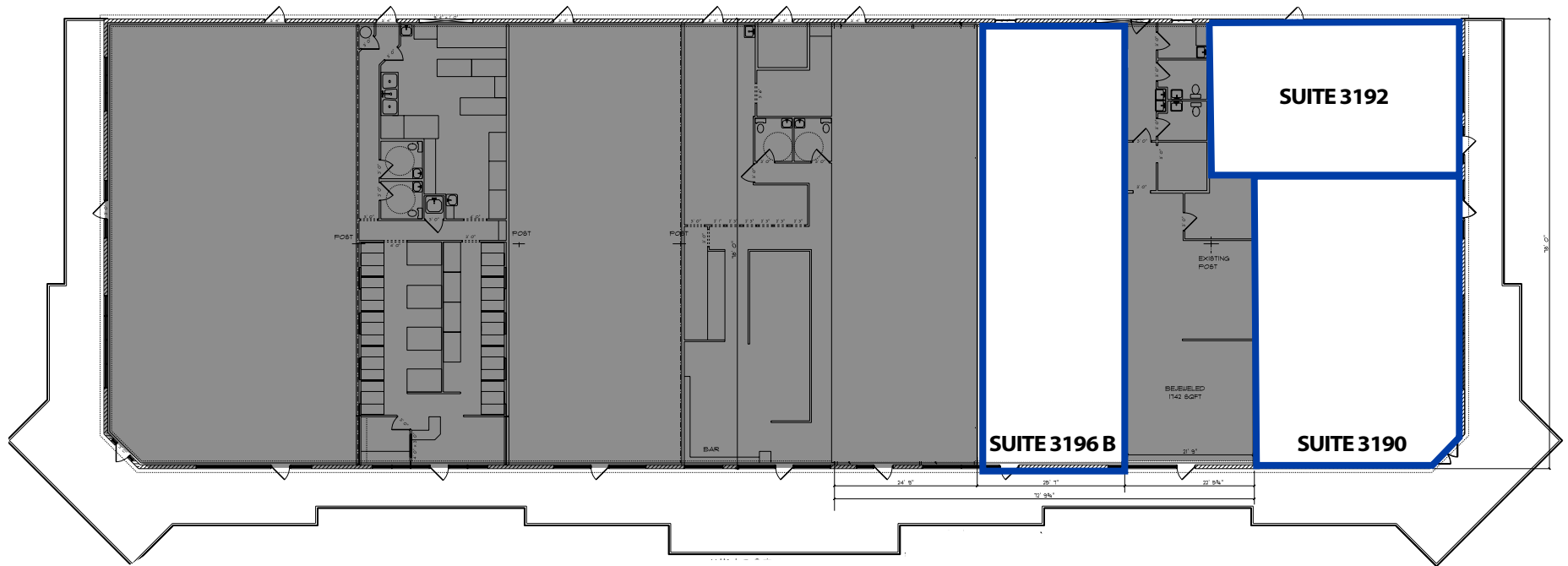
HIGHLIGHTS

DETAILS

UPDATED: 9.9.2026

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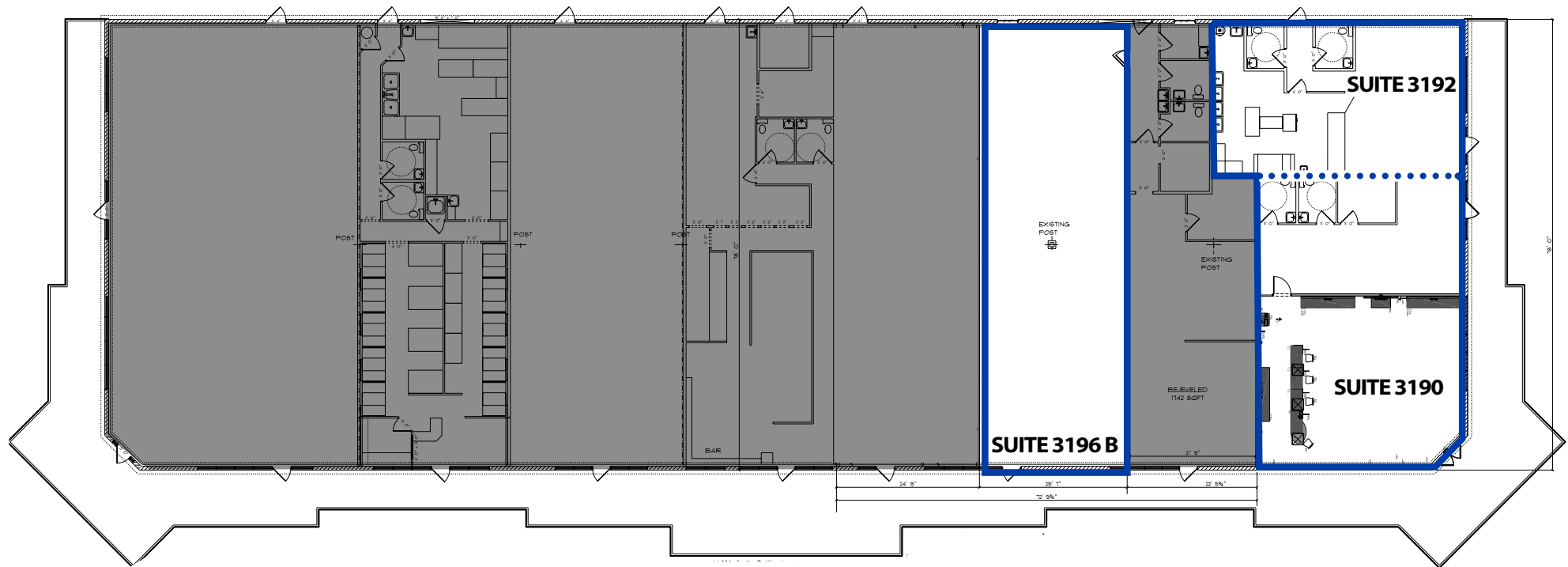
FLOOR PLANS



UPDATED: 9.9.2026

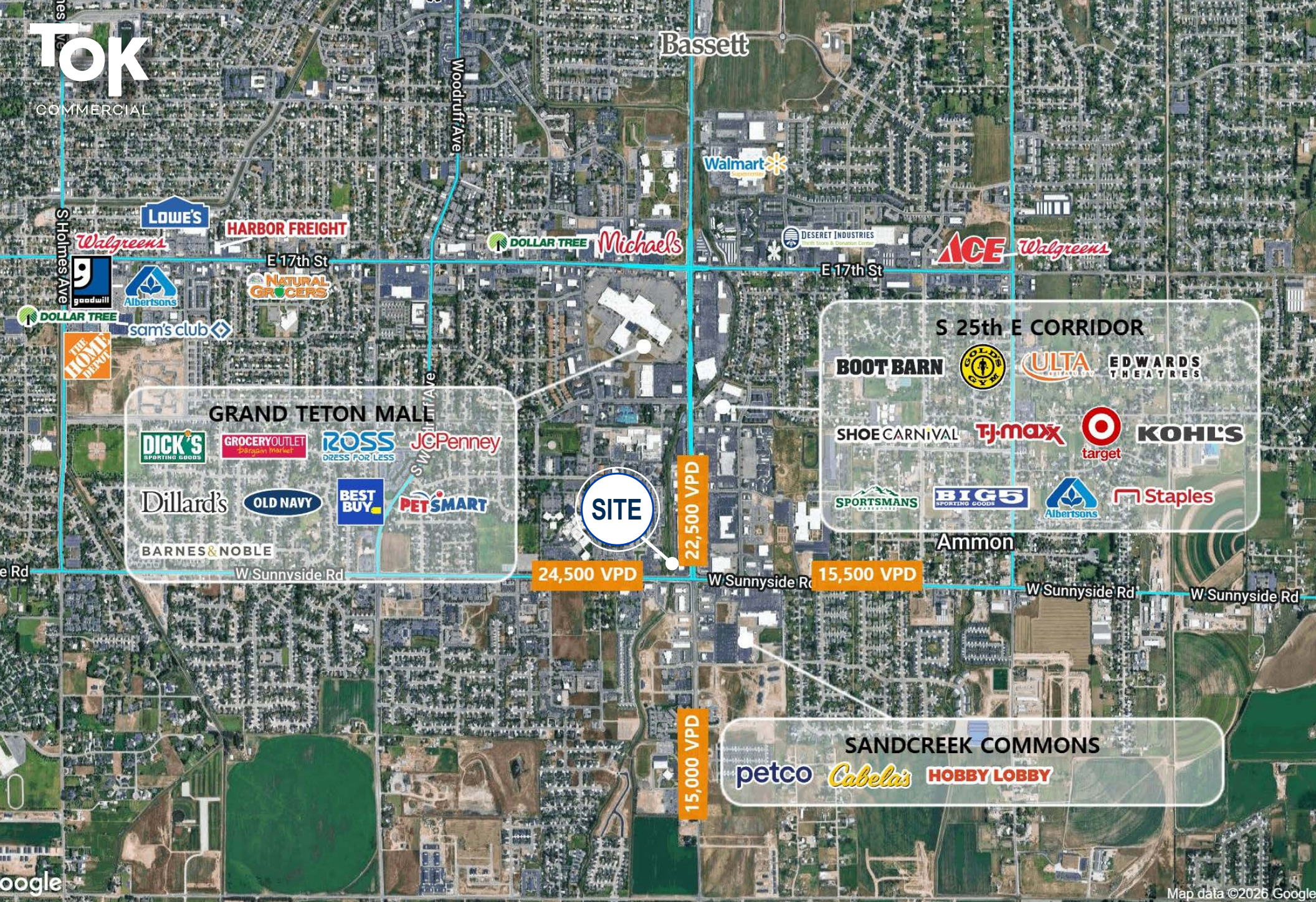
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OPTION TO COMBINE SUITE 3190 & 3192



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