

FOR SUBLEASE

# TETON SPECTRUM RETAIL CENTER



## PROPERTY DETAILS

3025 SOUTH 25TH EAST, AMMON, ID 83406

- 4,100 square feet
- Prime retail space located in the heart of Idaho Falls/Ammon primary retail corridor
- Potential uses include retail, restaurant, sales office, gym, hardware, and more
- High visibility at 25th E and Sunnyside with 40,000 ADT
- Building and monument signage available on busy South 25th E
- Ample parking
- Area retailers include Sportsman's Warehouse, TJ Maxx, Shoe Carnival, Message Envy, Kohl's, Chick-fil-a, and more
- Near the Grand Teton Mall, Target, Ross, Best Buy, Cabela's, and Hobby Lobby

## 2023 DEMOS

### EST. POPULATION



1 MILE » 7,575  
3 MILE » 65,621  
5 MILE » 106,399

### EST. HOUSEHOLDS



1 MILE » 2,801  
3 MILE » 23,353  
5 MILE » 37,633

### EST. AVERAGE HH INCOME



1 MILE » \$108,436  
3 MILE » \$103,595  
5 MILE » \$100,372



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

## DUSTIN MORTIMER

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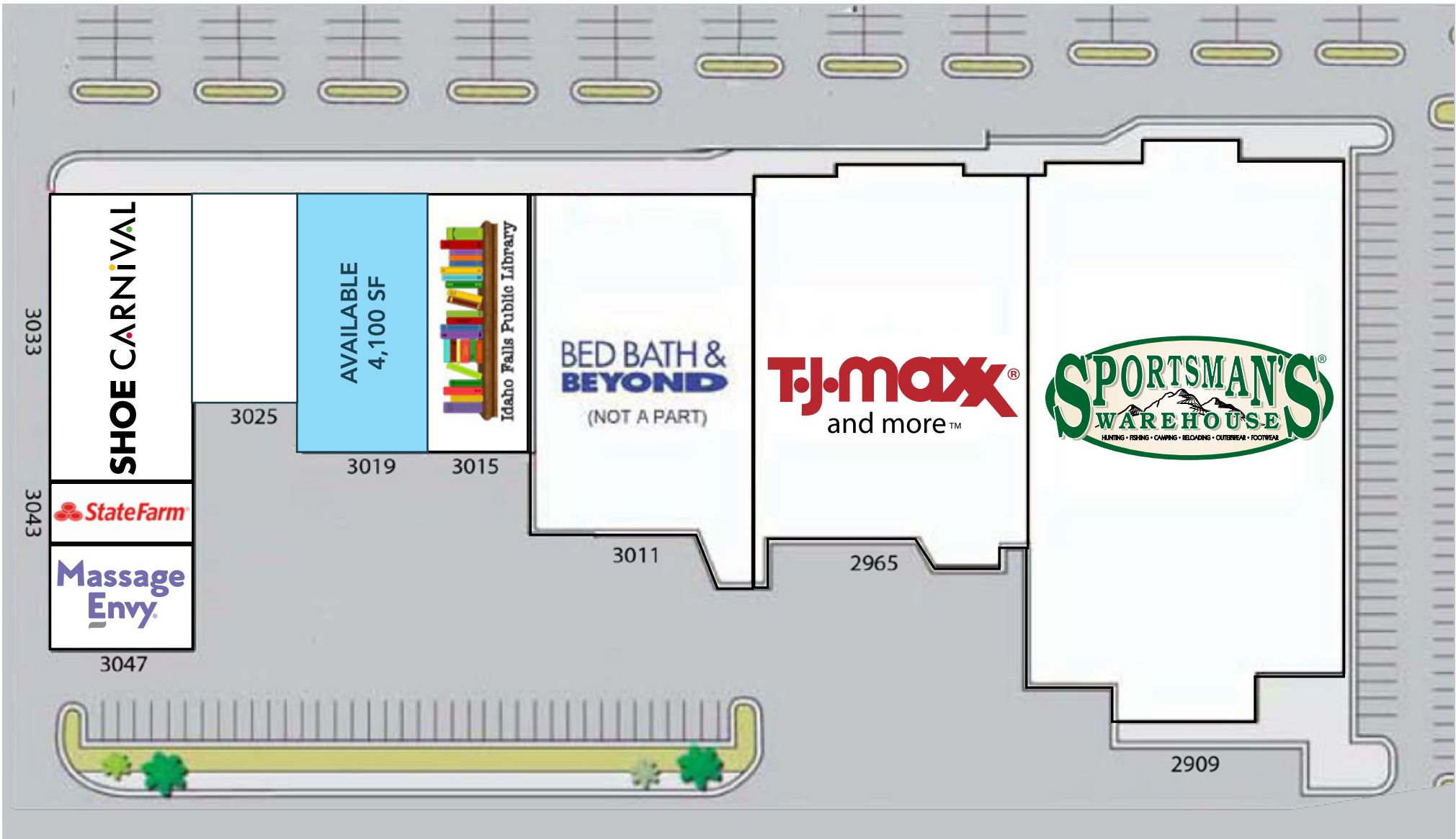
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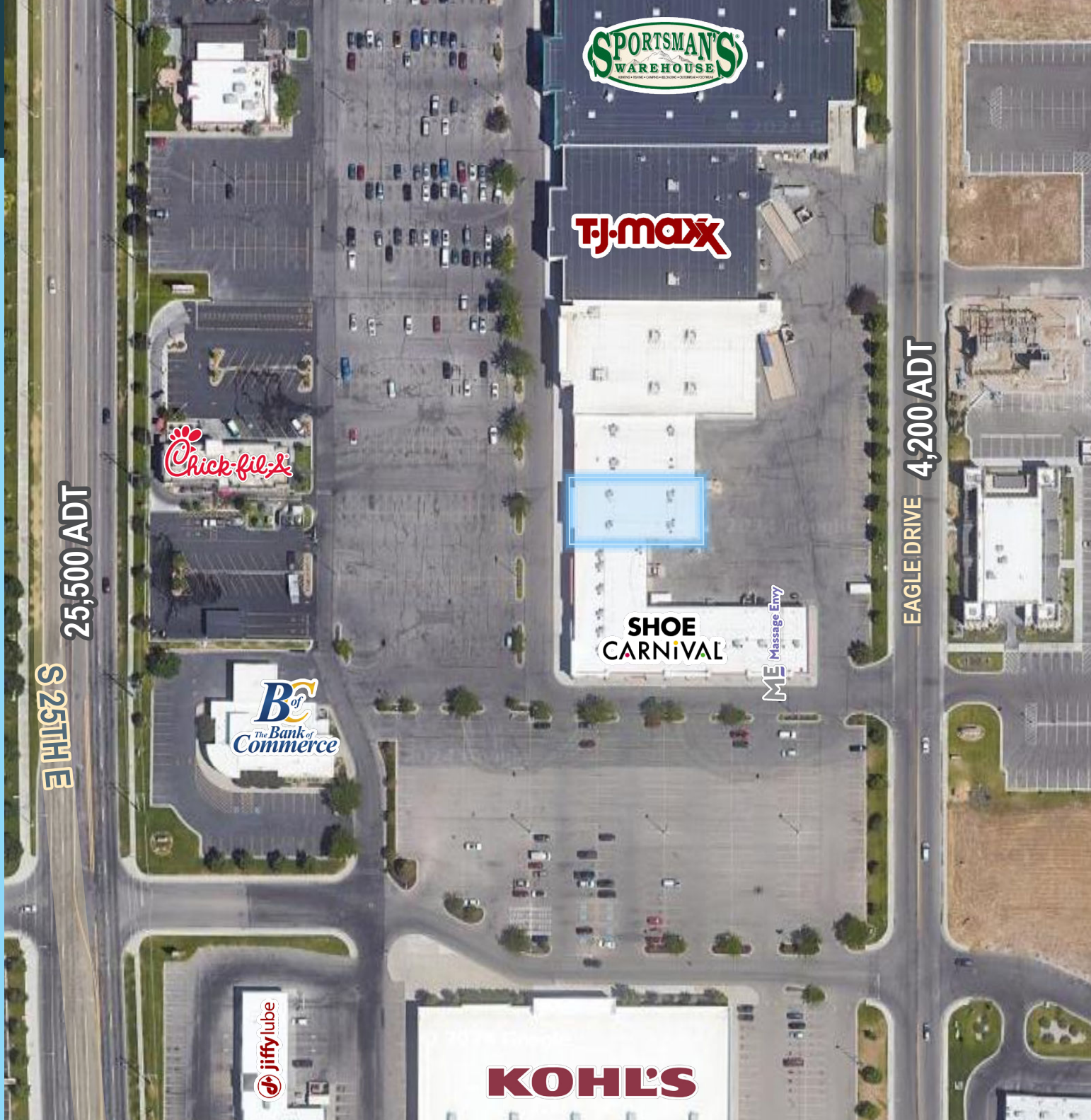
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S 25TH E  
25,500 ADT

EAGLE DRIVE  
4,200 ADT



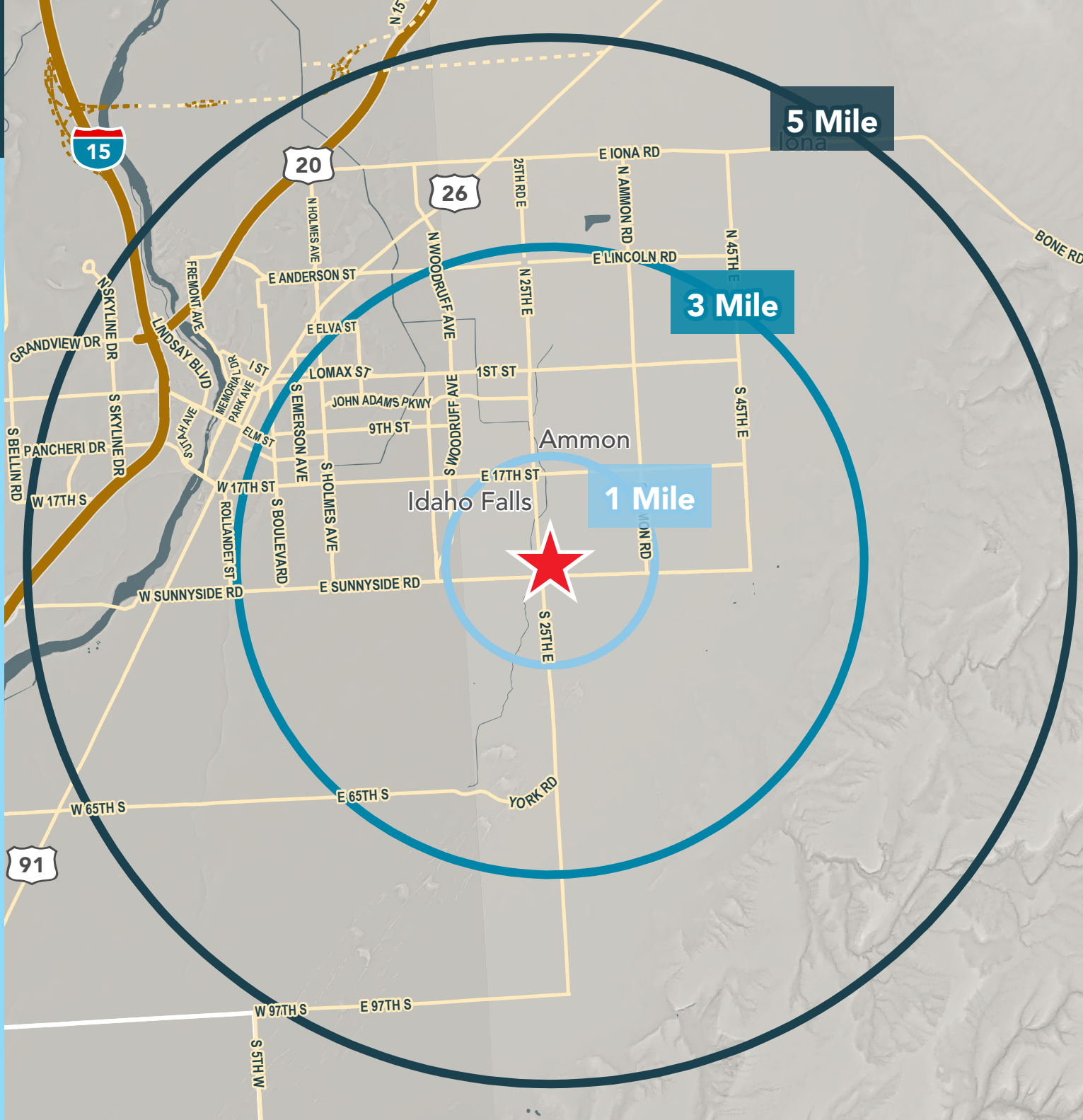
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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