



LAST REMAINING SUITE - MOVE-IN READY



MCMULLEN CREEK OFFICE/RETAIL

2333 East Addison Avenue
Twin Falls, Idaho 83301

3,950 SF FOR LEASE

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	10/30/2020
LockBox	No, Contact Agents



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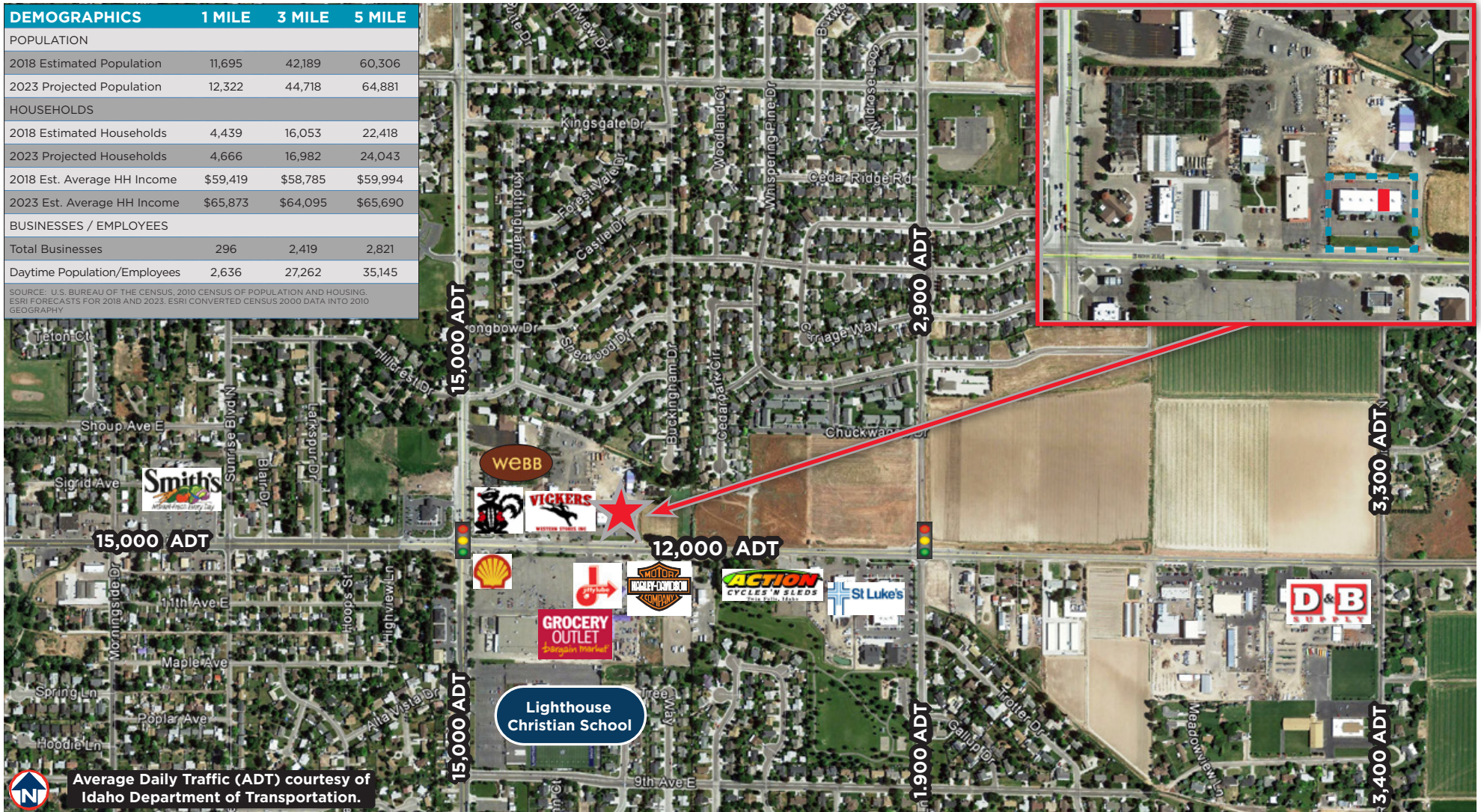
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated Population	11,695	42,189	60,306
2023 Projected Population	12,322	44,718	64,881
HOUSEHOLDS			
2018 Estimated Households	4,439	16,053	22,418
2023 Projected Households	4,666	16,982	24,043
2018 Est. Average HH Income	\$59,419	\$58,785	\$59,994
2023 Est. Average HH Income	\$65,873	\$64,095	\$65,690
BUSINESSES / EMPLOYEES			
Total Businesses	296	2,419	2,821
Daytime Population/Employees	2,636	27,262	35,145

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



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