

FOR LEASE

TETON SPECTRUM RETAIL CENTER



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mtwest.com

direct 208.874.0230

[View Profile](#)

PROPERTY DETAILS

3025 SOUTH 25TH EAST, AMMON, ID 83406

- 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**

**FULL SERVICE
COMMERCIAL REAL ESTATE**

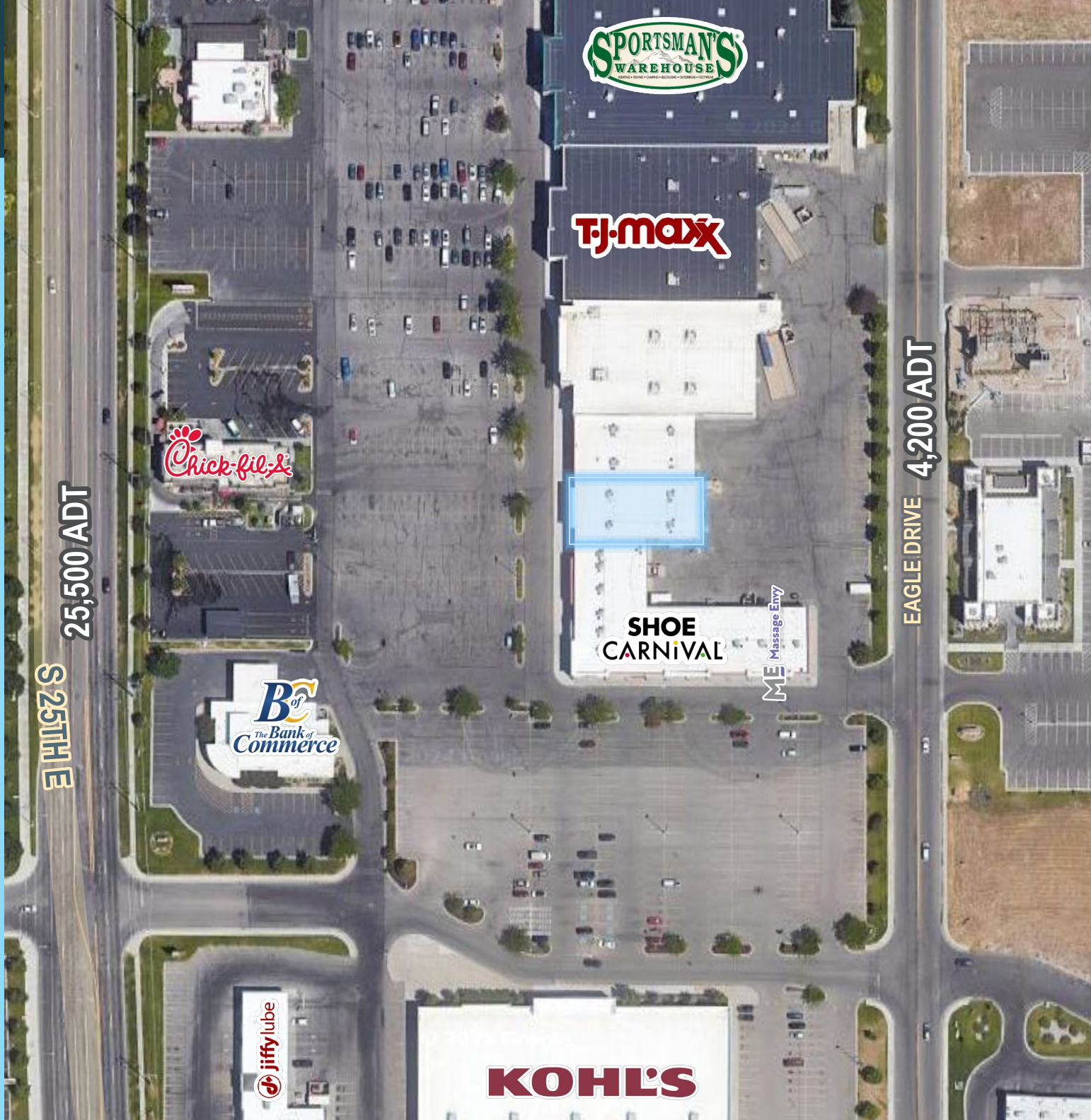
6549 S. 5th W.

Idaho Falls, ID 83404

Office 208.874.0230

www.mtnwest.com

TETON SPECTRUM RETAIL CENTER



25,500 ADT

S 25TH E

EAGLE DRIVE 4,200 ADT

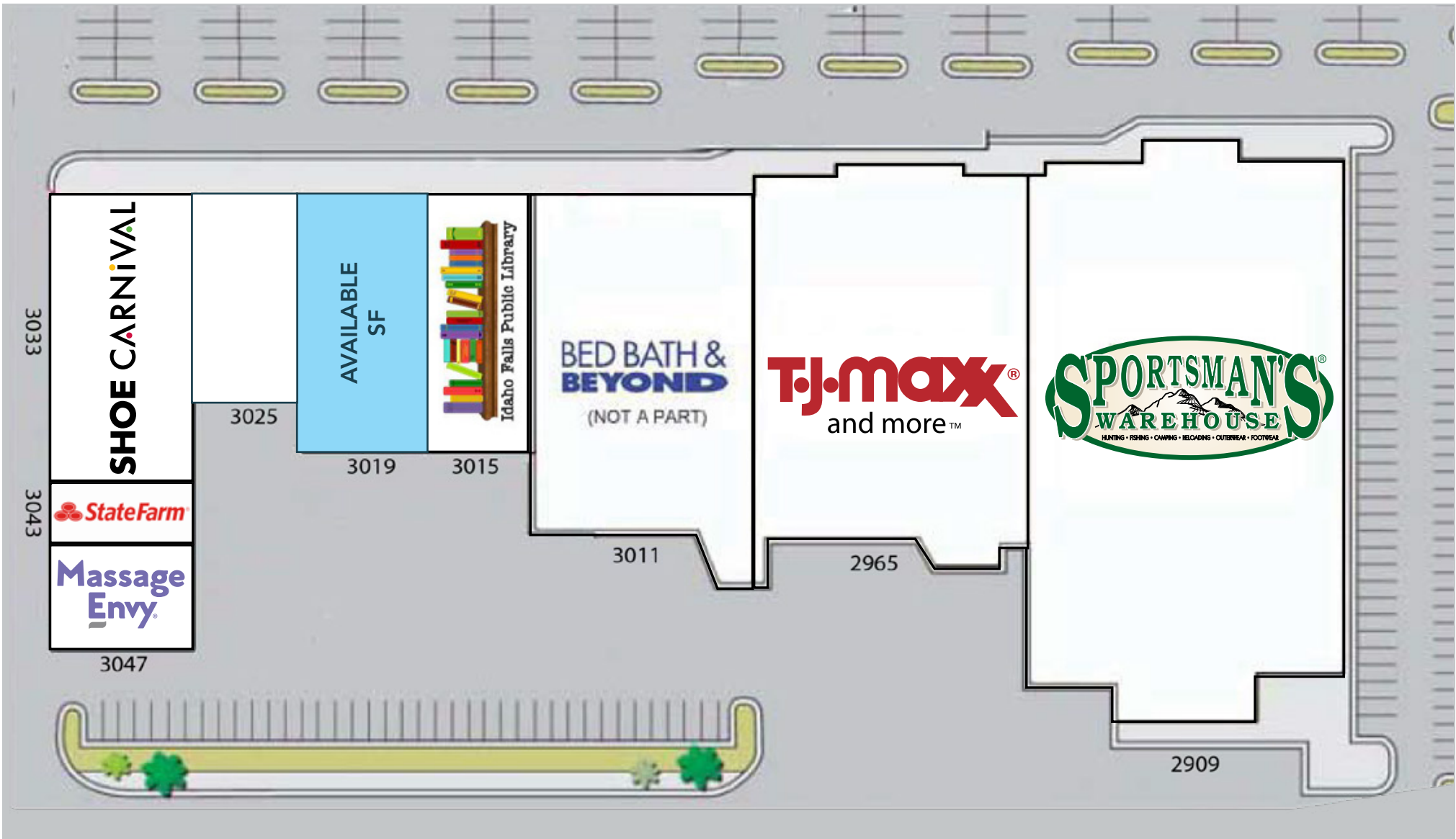


MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER
dmortimer@mntwest.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
6549 S. 5th W.
Idaho Falls, ID 83404
Office 208.874.0230
www.mtnwest.com

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.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mtwest.com

direct 208.874.0230

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

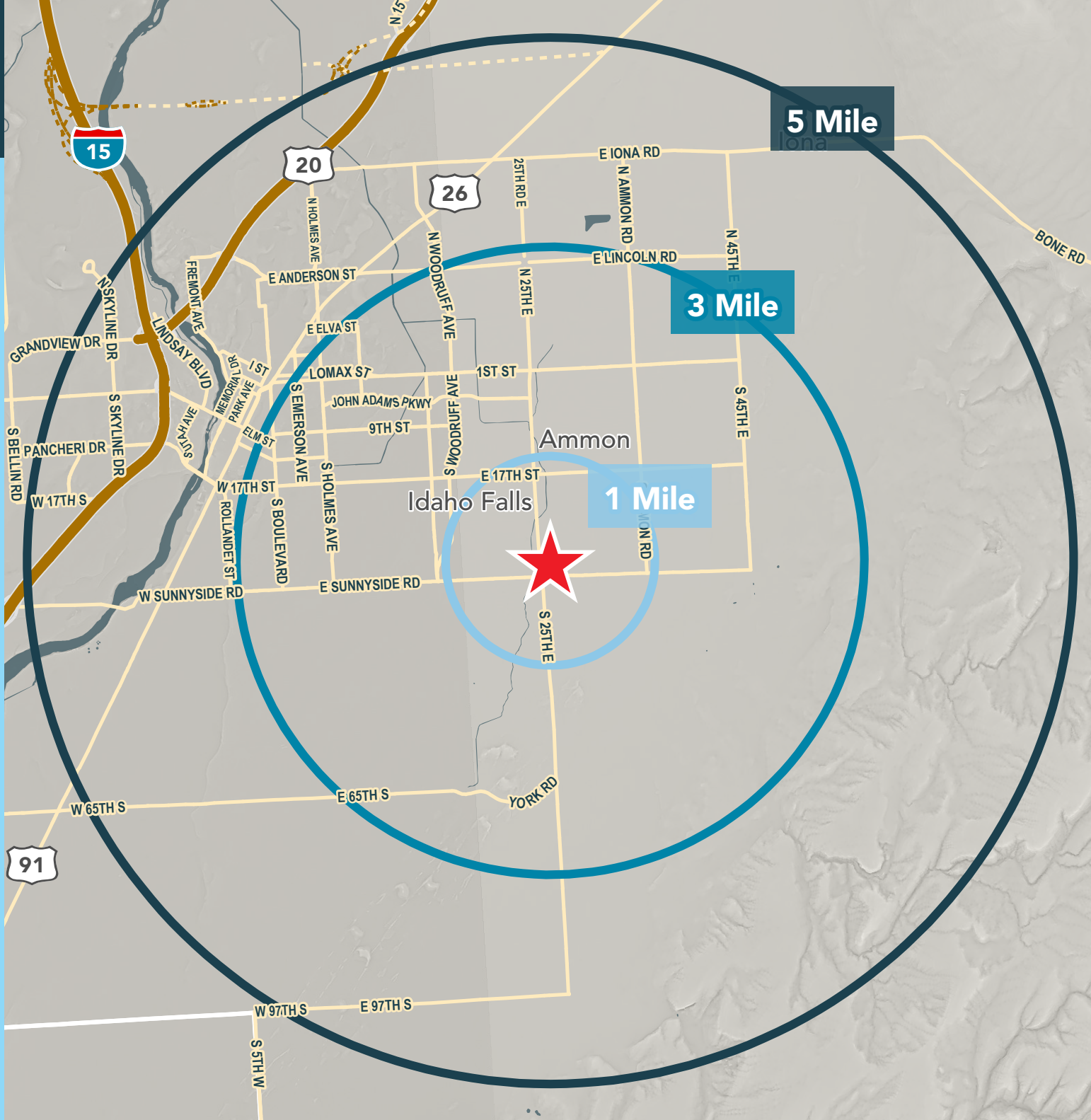
6549 S. 5th W.

Idaho Falls, ID 83404

Office 208.874.0230

www.mtnwest.com

TETON SPECTRUM RETAIL CENTER



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER
dmortimer@mtwest.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
6549 S. 5th W.
Idaho Falls, ID 83404
Office 208.874.0230
www.mtnwest.com

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.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mtnwest.com

direct 208.874.0230

View Profile

**FULL SERVICE
COMMERCIAL REAL ESTATE**

6549 S. 5th W.

Idaho Falls, ID 83404

Office 208.874.0230

www.mtnwest.com