



FOR LEASE

1,845-3,518 SQUARE FEET

2186-2188 Channing Way Idaho Falls, ID 83404



Lease Offering

Location Prime Property

Lease Rate \$13.5, NNN \$3

Suite Sizes 1,845 - 3,518 sq. ft.

Zoning General Commercial

Streets Channing Way and Monticello
west of the Grand Teton Mall



Property Overview

Property

Retail Space-1853 Sq Ft. Excellent location for retail/office space directly across from the Grand Teton Mall. Co-Tenants UPS store, Subway, Batteries Plus. Adjacent to Holiday Inn express and Hampton Inn on Channing way. Great exposure, two separate ingress and egress point. Suites range from 1,845 sq ft to 3,518. Maximum contiguous available is approximately 5,363 sq ft. Space is in Raw Shell condition and LL will negotiate Tenant improvements

Location

Channing Way and Monticello west of the Grand Teton Mall

SHANE MURPHY

PRINCIPAL/BROKER

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IDAHO FALLS, ID 83403

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This aerial map shows the Grand Teton Mall area in Idaho Falls. The 'Subject Property' is highlighted with a red arrow at the intersection of Channing Way and E. 25th St. The map is bordered by E. 17th St. to the north, E. 25th St. to the south, and E. Sunnyside Rd. to the west. Channing Way runs vertically through the center. To the east of the subject property is the Grand Teton Mall, which contains several major retailers including Target, Best Buy, Petco, Barnes & Noble, Sizzler, Red Robin, and McDonald's. Other nearby businesses include Walmart, Sonix, and various restaurants like IHOP, TACO BELL, and Chick-fil-A. Educational institutions such as Sandcreek Middle School and Hillcrest High School are also visible. The map includes numerous logos for local businesses and landmarks, providing a detailed view of the commercial landscape surrounding the subject property.

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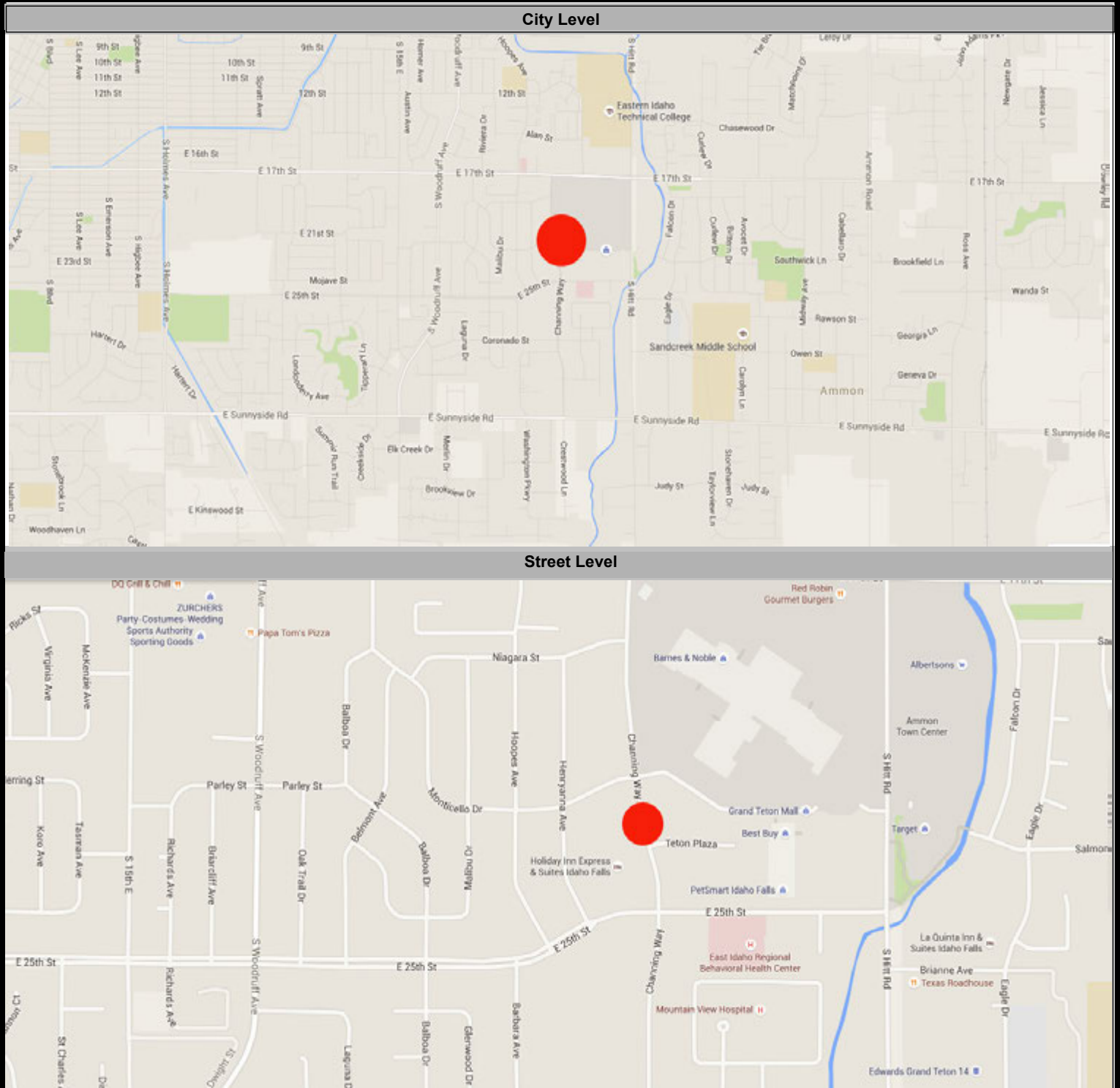
Space Plan



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Location Map



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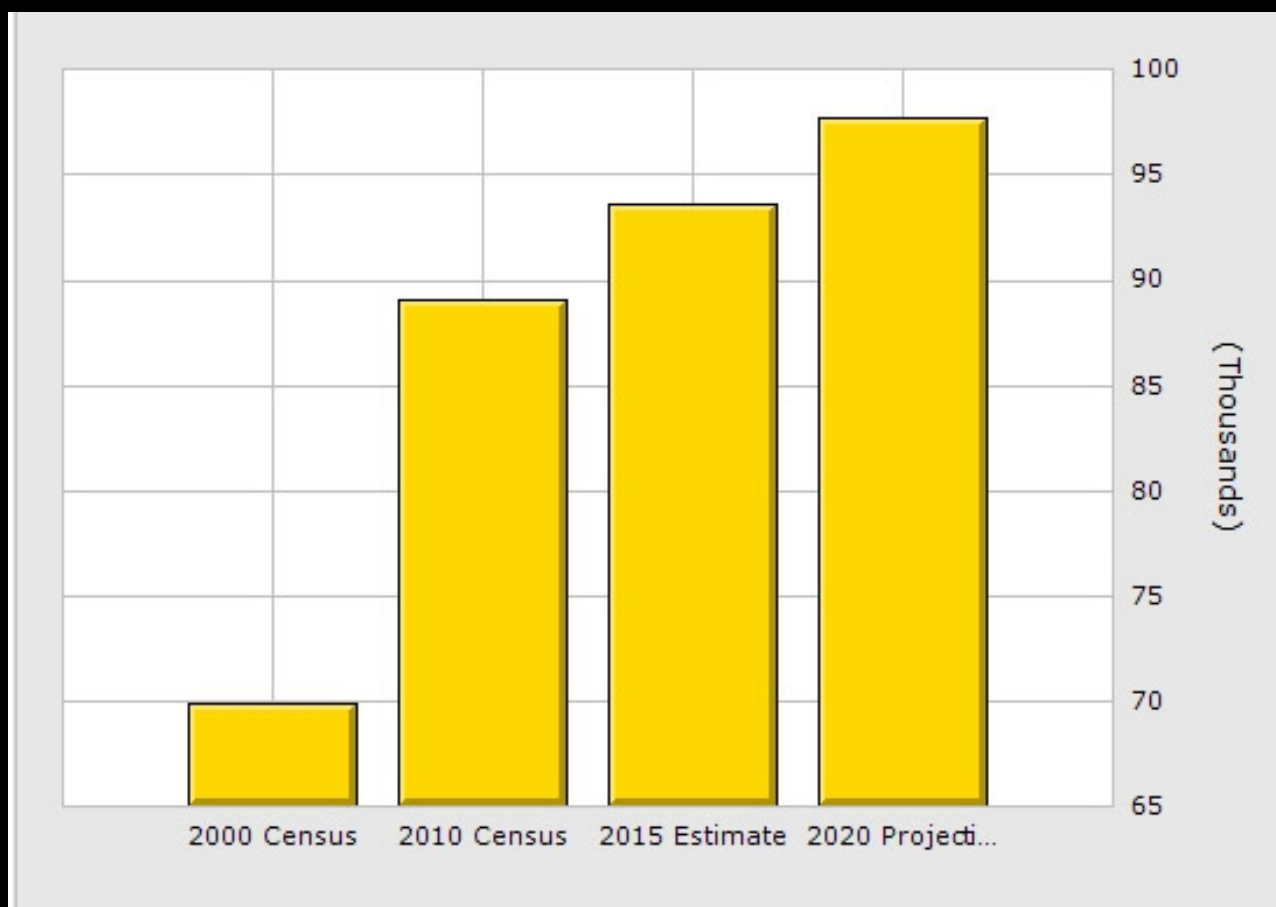
[Additional Photos](#)



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Demographics



Population	1 Mile	5 Mile	10 Mile
2015 Total Population:	11,741	93,639	113,797
2020 Population:	12,320	97,718	118,431
Pop Growth 2015-2020:	4.93%	4.36%	4.07%
Average Age:	35.50	34.50	34.70
Households			
2015 Total Households:	4,537	33,216	39,701
HH Growth 2015-2020:	5.07%	4.39%	4.14%
Median Household Inc:	\$46,175	\$49,050	\$50,504
Avg Household Size:	2.60	2.80	2.80
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$153,505	\$154,678	\$156,588
Median Year Built:	1981	1977	1978

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Broker Bio & Contact



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Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.