

RETAIL SPACE FOR LEASE || 1845 SF CHANNING WAY

2186 Channing Way Idaho Falls, ID 83404



AVAILABLE SPACE

SPACE:	RSF:	RATE:
2186	1,845 SF	\$12.50 NNN

LOCATION

Prime Property

ZONING

General Commercial

PROPERTY OVERVIEW

Prime Retail Space-1845 SF to 1,872 SF. 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 1,872. Spaces are in Raw Shell condition and LL will negotiate Tenant improvements.

STREETS

Channing Way and Monticello west of the Grand Teton Mall.



CONTACT

Shane Murphy

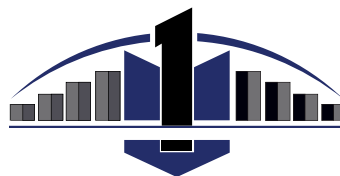
Principal/Broker

208.542.7979 Office

208.521.4564 Cell

208.552.8255 Fax

shane@ventureoneproperties.com



VENTURE ONE
P R O P E R T I E S
C O M M E R C I A L R E A L E S T A T E

-DOWNLOAD FLYER-



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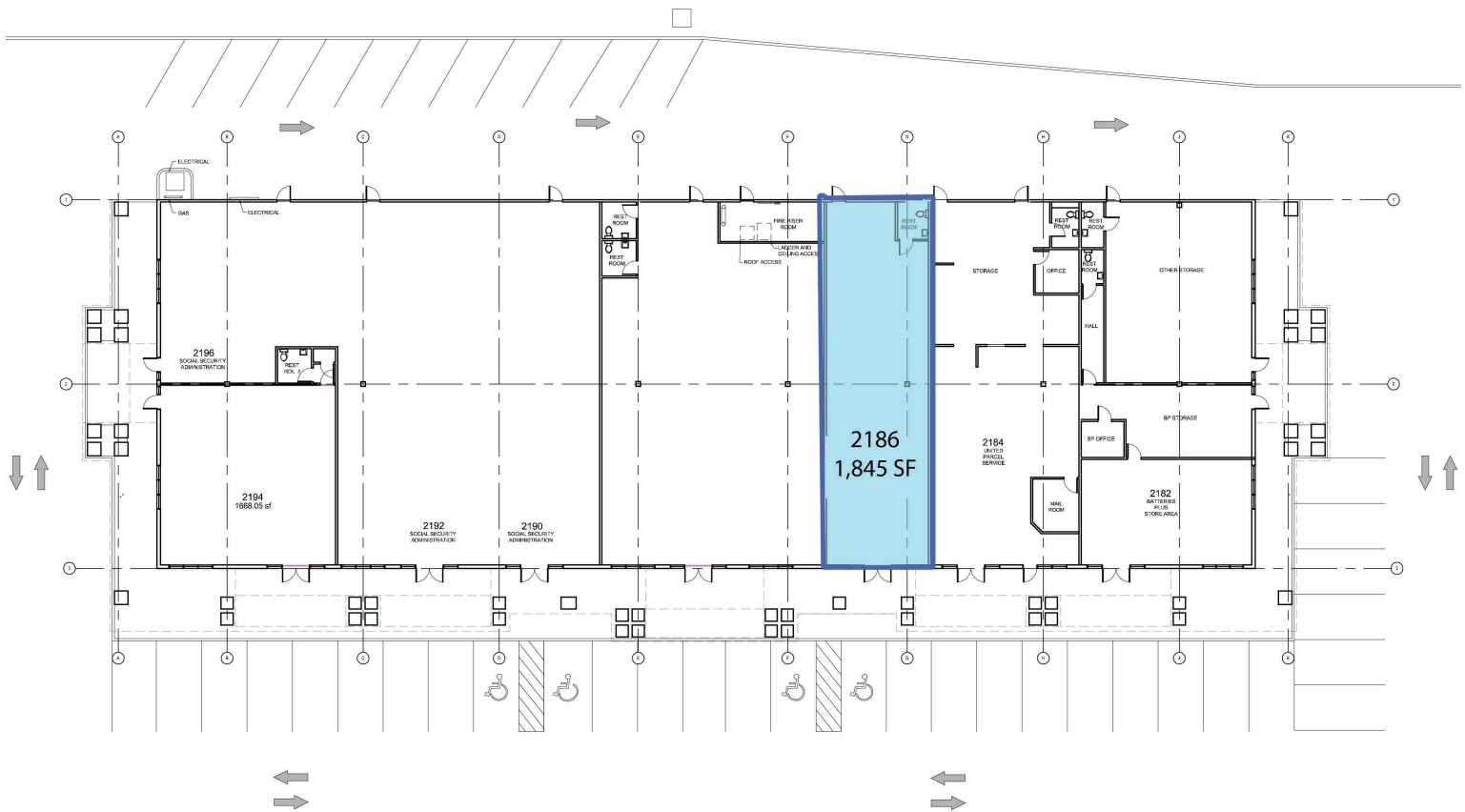
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Space Plan



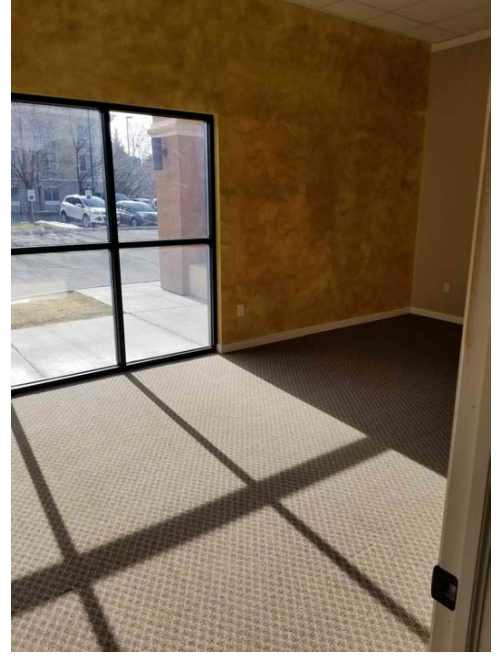
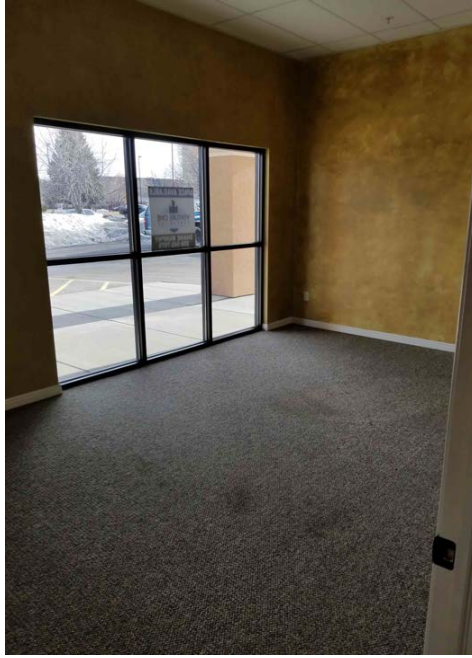
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Photos



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Demographics

PROPERTY INFORMATION

Submarket: SE IF **Parking:** Parking Lot
Bldg Type: Retail **Lease Type:** NNN
Bldg Size: 19,868 SF

DEMOGRAPHICS

2017	1 Mi.	3 Mi.	5 Mi.
Population: Avg	11,711	67,480	95,629
HH Income:	\$49,713	\$49,947	\$52,530
Total Employees:	4,538	24,391	33,940



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