

# RETAIL SPACE FOR LEASE || 1656 SF CHANNING WAY

2194 Channing Way Idaho Falls, ID 83404



## AVAILABLE SPACE

SPACE:	RSF:	RATE:
2194	1,656SF	\$12.50 NNN

## LOCATION

Prime Property

## ZONING

General Commercial

## PROPERTY OVERVIEW

Prime Retail Space-1,656 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. This space is in Raw Shell condition and LL will negotiate Tenant improvements.

## STREETS

Channing Way and Monticello west of the Grand Teton Mall.



## CONTACT

### Shane Murphy

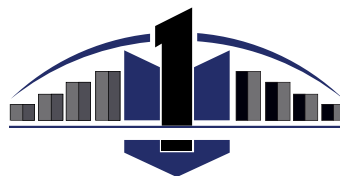
Principal/Broker

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

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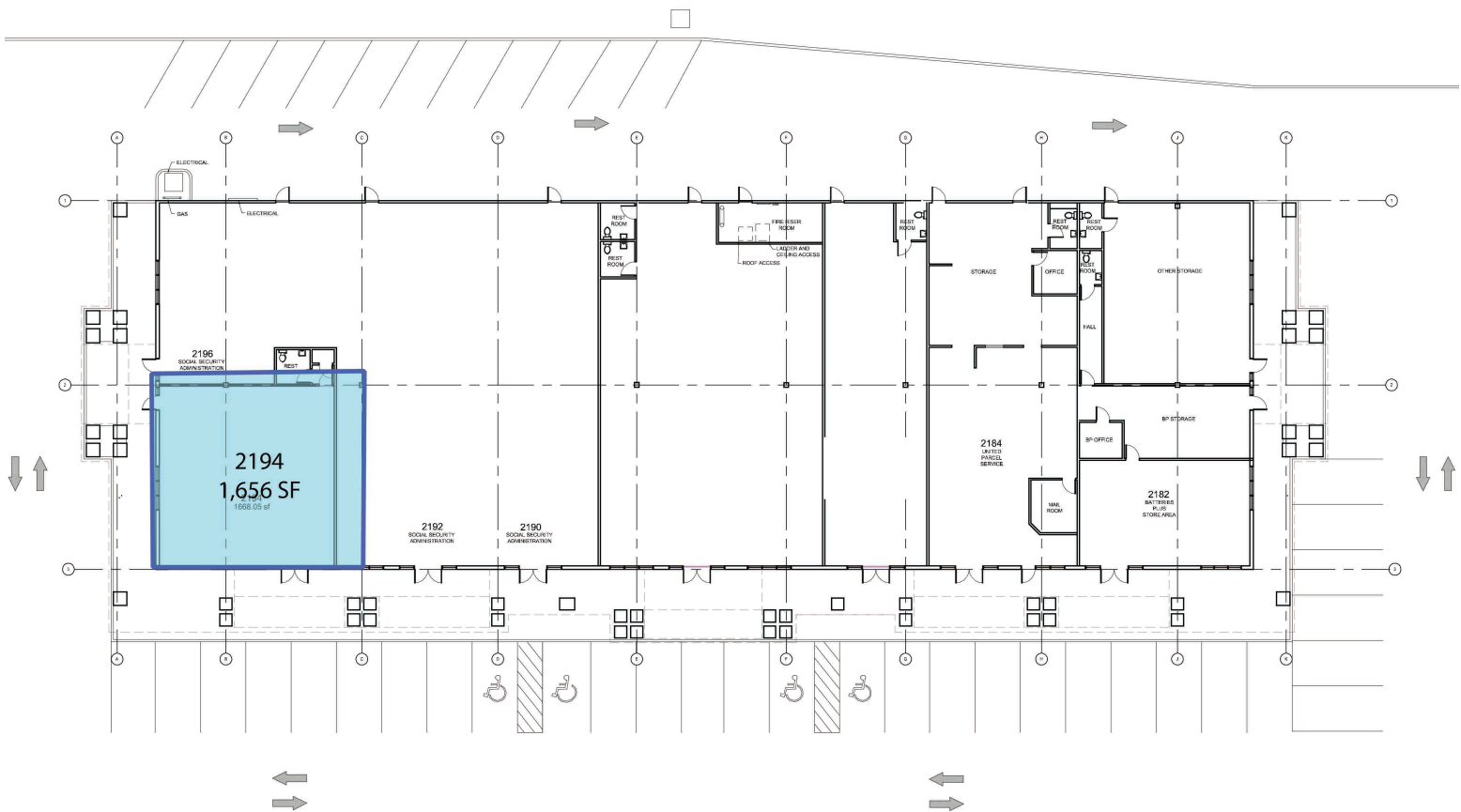


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## Space Plan



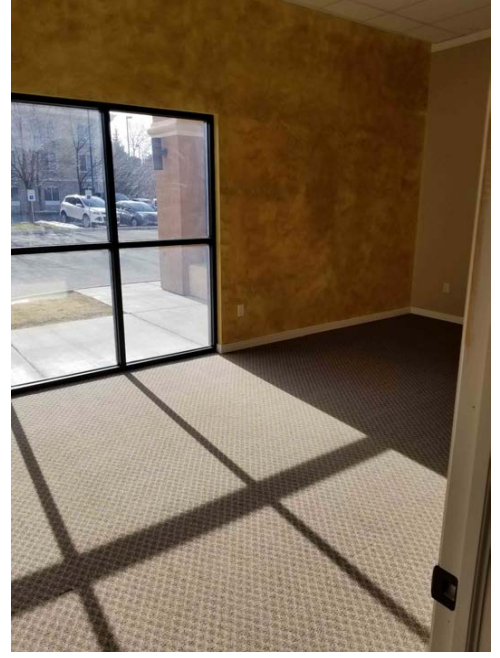
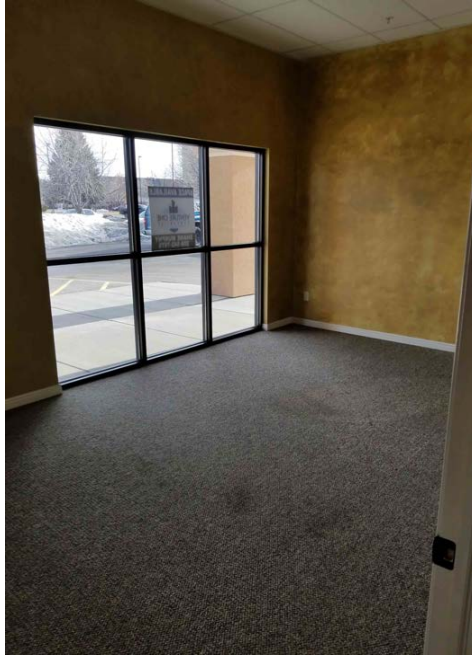
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## Photos



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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.
<b>Population: Avg</b>	11,711	67,480	95,629
<b>HH Income:</b>	\$49,713	\$49,947	\$52,530
<b>Total Employees:</b>	4,538	24,391	33,940



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