



Canyon Park South

For Lease

851 Pole Line Rd East Twin Falls, ID

Colliers



6,000 SF PAD
AVAILABLE

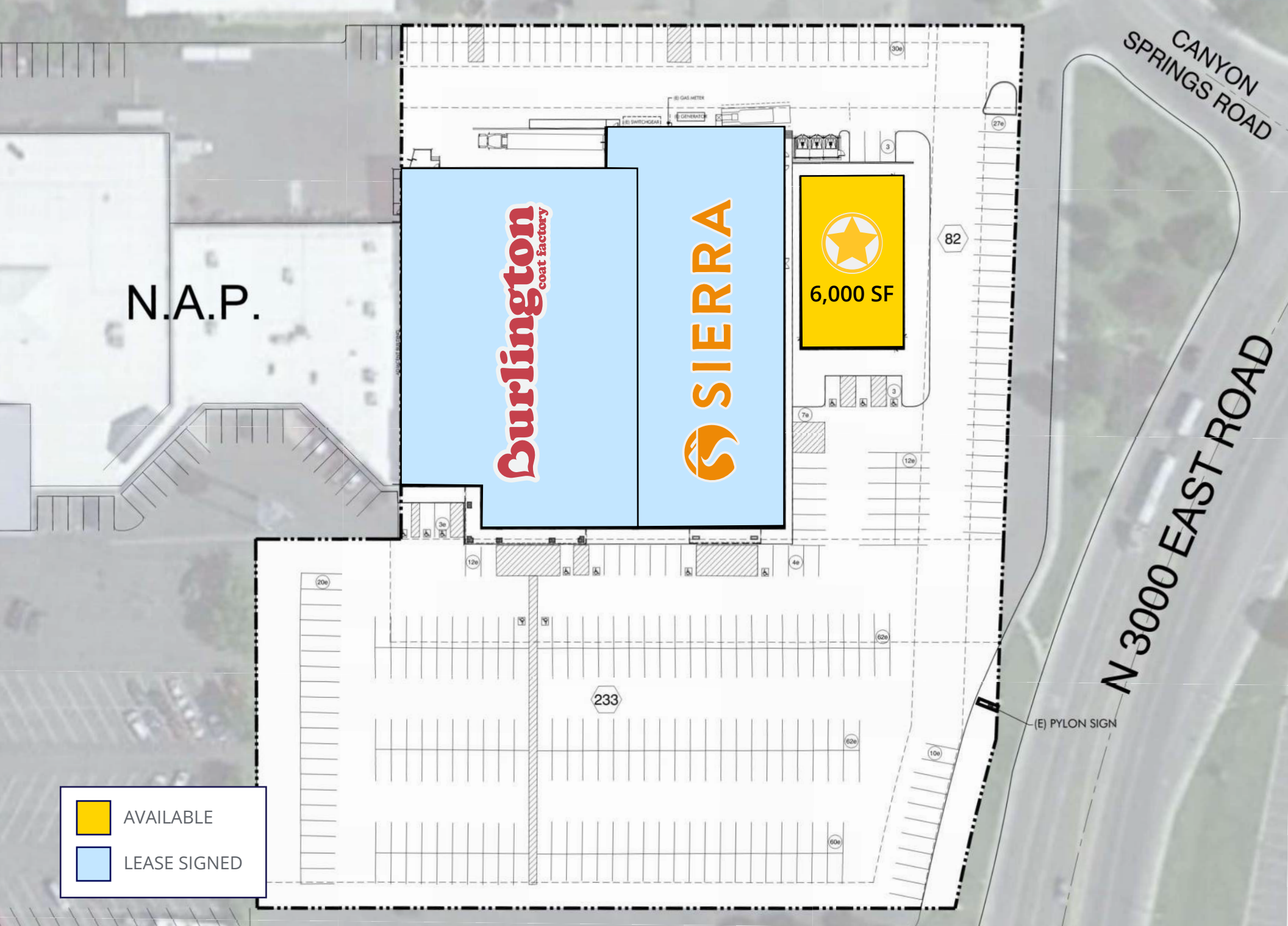
BLUE LAKES BLVD N.

31,500 ADT

E 4100 N 33,500 ADT

BRIDGEVIEW BLVD





CANYON
SPRINGS ROAD

N 3000 EAST ROAD

N.A.P.

Burlington
coat factory

SIERRA

6,000 SF



AVAILABLE



LEASE SIGNED

(E) PYLON SIGN



Daytime Population: 72,862



Median Age: 35.9



Avg Household Size: 2.62

*Based on a 5-mile radius from site



Population

2025 Estimated
2030 Projected

5 Miles

64,094
67,326

10 Miles

95,299
100,265

25 Miles

131,749
138,030



Households

2025 Estimated
2030 Projected

5 Miles

23,945
25,367

10 Miles

34,772
36,883

25 Miles

47,596
50,309



Income

2025 Median HHI
2025 Average HHI
2025 Per Capita

5 Miles

\$68,132
\$87,088
\$32,607

10 Miles

\$69,797
\$89,022
\$32,519

25 Miles

\$68,819
\$88,018
\$31,841

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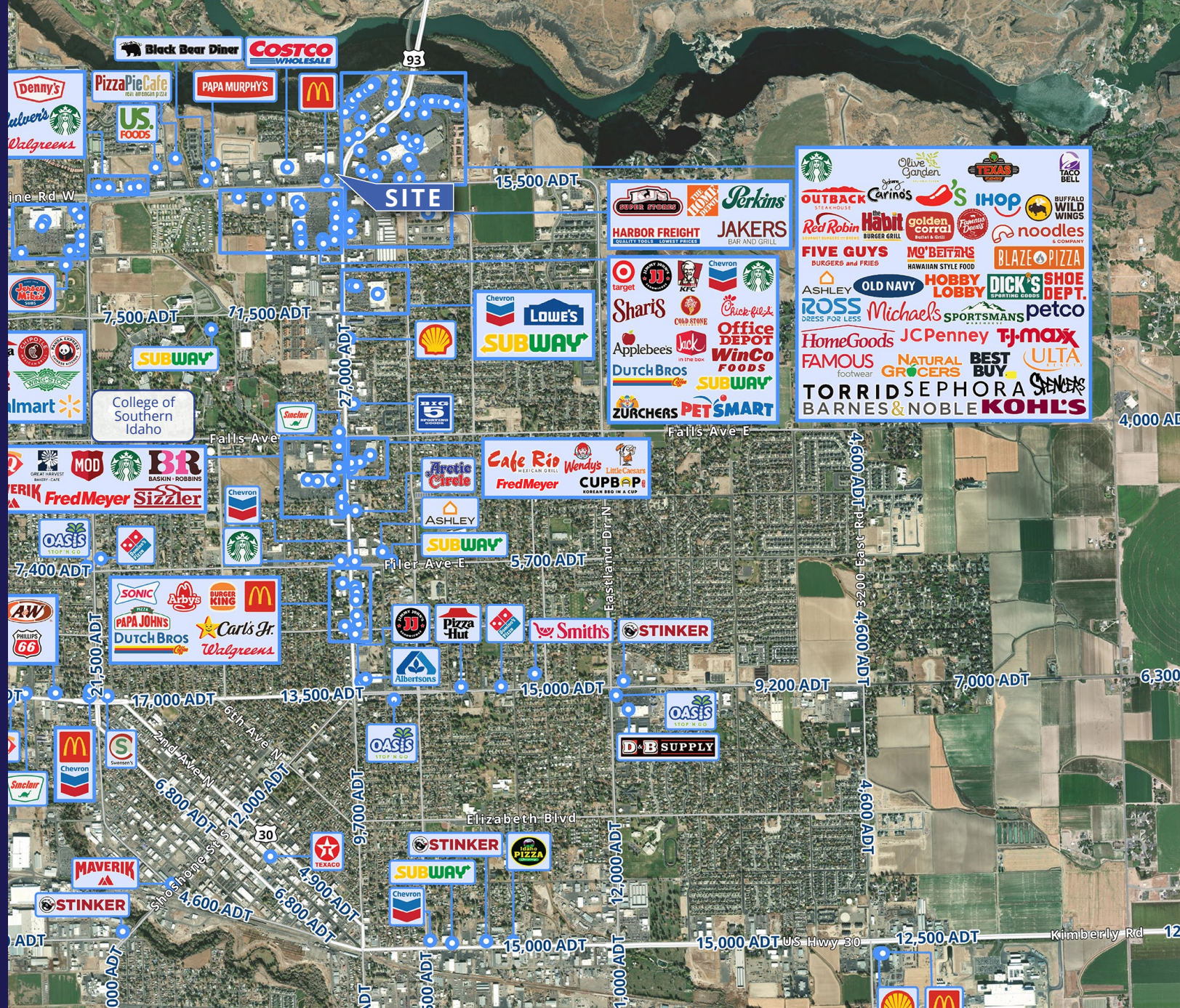
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