

FOR LEASE

Retail with Industrial Space

727 2nd Ave S | Twin Falls, ID 83301

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Key Highlights

- High-visibility storefront with retail area
- Easy alley access for deliveries
- Located on High Traffic Corridor
- Warehouse/storage area
- Strong Consumer access
- Functional layout
- 3 Grade level Garage Doors



Property Overview

Property Type	Retail with Industrial
Building Size & Available Space	3,336 SF
Level Grade Doors	3
Parking	Shared Parking
Heating & Cooling	Forced air
Lease Rate	\$0.70 SF/mo NNN
Property Access	Entrance off 2nd Ave S

Area Demographics

	1 Mile	3 Miles	5 Miles
2026 Population	10,828	52,730	68,303
2026 Households	4,309	20,162	25,504
2026 Avg. Household Income	\$81,930	\$89,059	\$96,810

Property Gallery

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Location



205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
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colliers.com/idaho

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