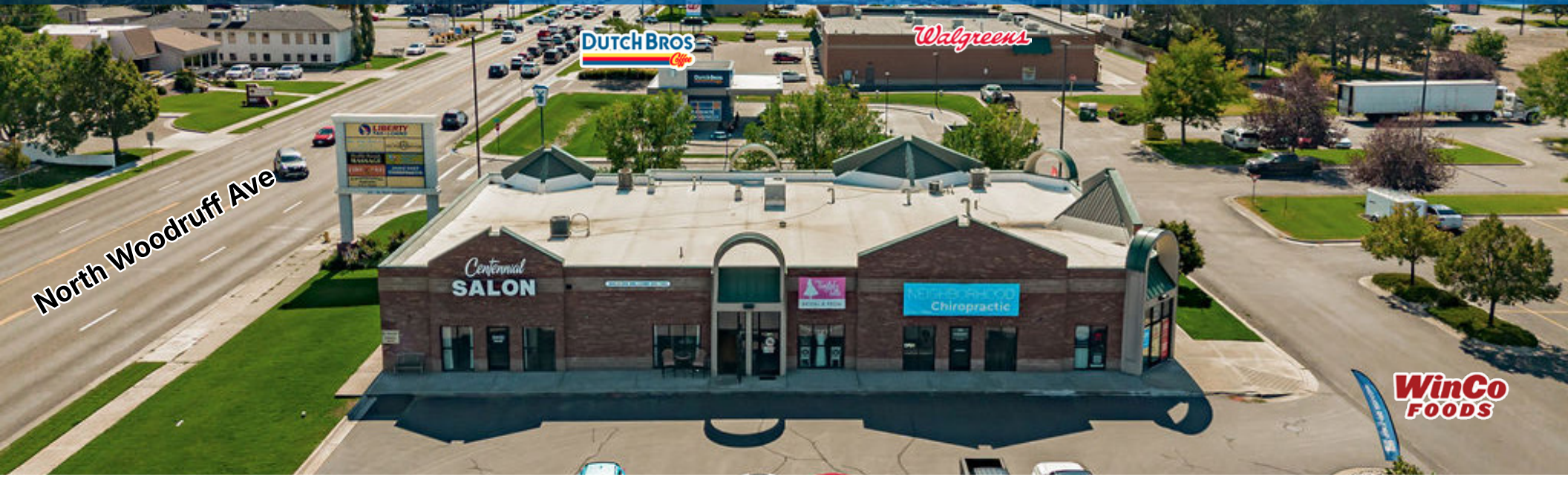
FOR SALE

THE SHOPPES AT WINCO



PROPERTY DETAILS

263 N Woodruff Ave, Idaho Falls, ID 83401

- High Volume Anchor: This WinCo is reported to rank among the chain's top-performing stores by sales volume
- Prominent Pylon Sign: A large roadside monument sign reinforces visibility along N Woodruff Avenue
- Standout Retail Corridor: One of Idaho Falls' top retail corridors in a highly desirable market.
- Flexible Spaces: Ideal for Restaurants, Retail, Medical Office and Service Retail.

SPACE	RSF	RATE
Suite 277	1400sf	Contact Agent
Suite 263	700sf	Contact Agent
Suite 281	700sf	Contact Agent

Lease Type:	Estimated NNN's:	Availability:
NNN	$4.50psf	Immediately

NEWMARK MOUNTAIN WEST

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t 208.874.0230
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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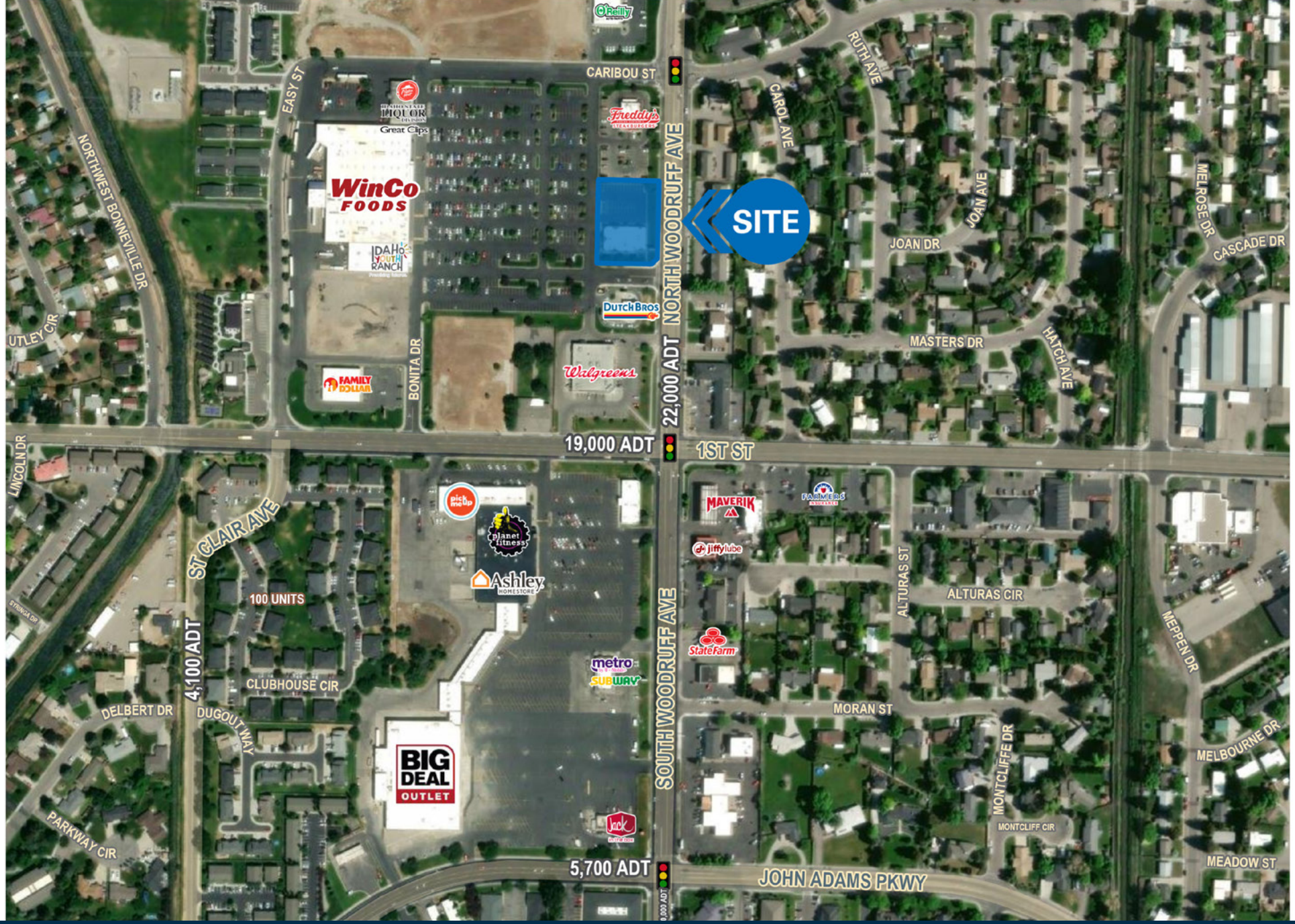


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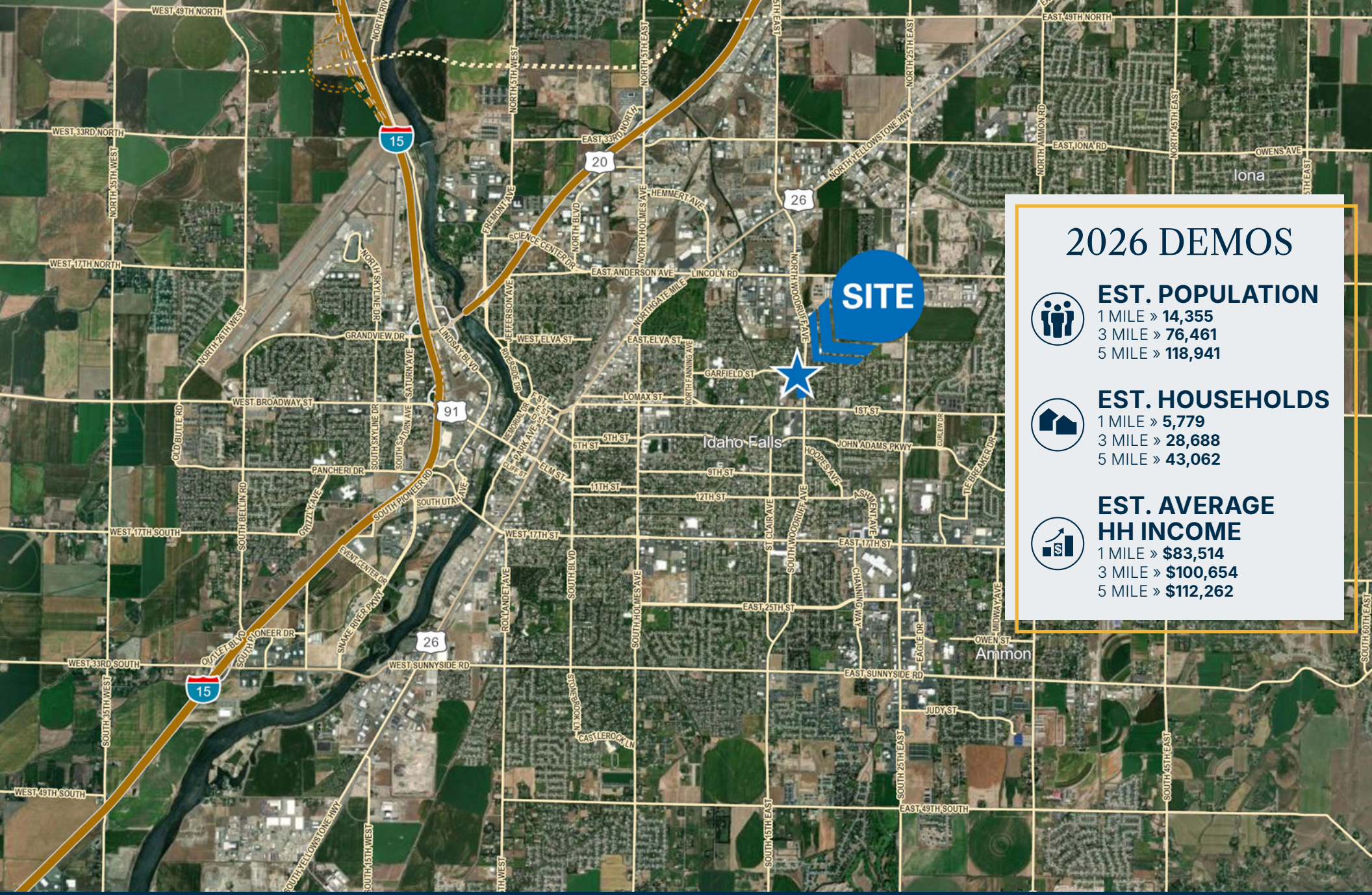
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2026 DEMOS

EST. POPULATION
1 MILE » **14,355**
3 MILE » **76,461**
5 MILE » **118,941**

EST. HOUSEHOLDS
1 MILE » **5,779**
3 MILE » **28,688**
5 MILE » **43,062**

EST. AVERAGE HH INCOME
1 MILE » **$83,514**
3 MILE » **$100,654**
5 MILE » **$112,262**

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