



For Lease

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148 Cheney Dr., Suite 400 Twin Falls, ID

Highlights:

- **Prime Location:** Situated in a high-growth corridor with major residential and commercial development expanding westward
- **High Visibility:** Exceptional frontage and exposure along a major thoroughfare, ensuring maximum brand exposure
- **Walmart-Anchored Center:** Benefit from consistent foot traffic and strong draw from a nationally recognized anchor tenant
- **Strong Co-Tenancy:** Join a dynamic mix of successful national and regional retailers that drive continuous customer activity
- **Ample Parking:** Generous on-site parking accommodates high customer volumes with ease
- **Established Trade Area:** Located within a well-established retail node with strong demographics and proven retail performance

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Property Information

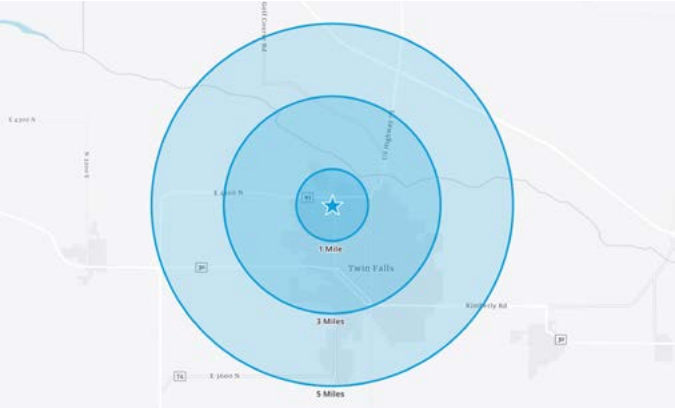
Property Type	Retail
Parking	Shared
Lease Type	NNN

Space Available

Suite	Size	Rate
400	1,533 SF	\$2.17 PSF

*Vanilla shell with restroom

Demographics



	1 Mile	3 Miles	5 Miles
Population	9,152	43,869	64,886
Households	3,305	16,349	23,929
Avg. Income	\$63,758	\$64,133	\$68,845



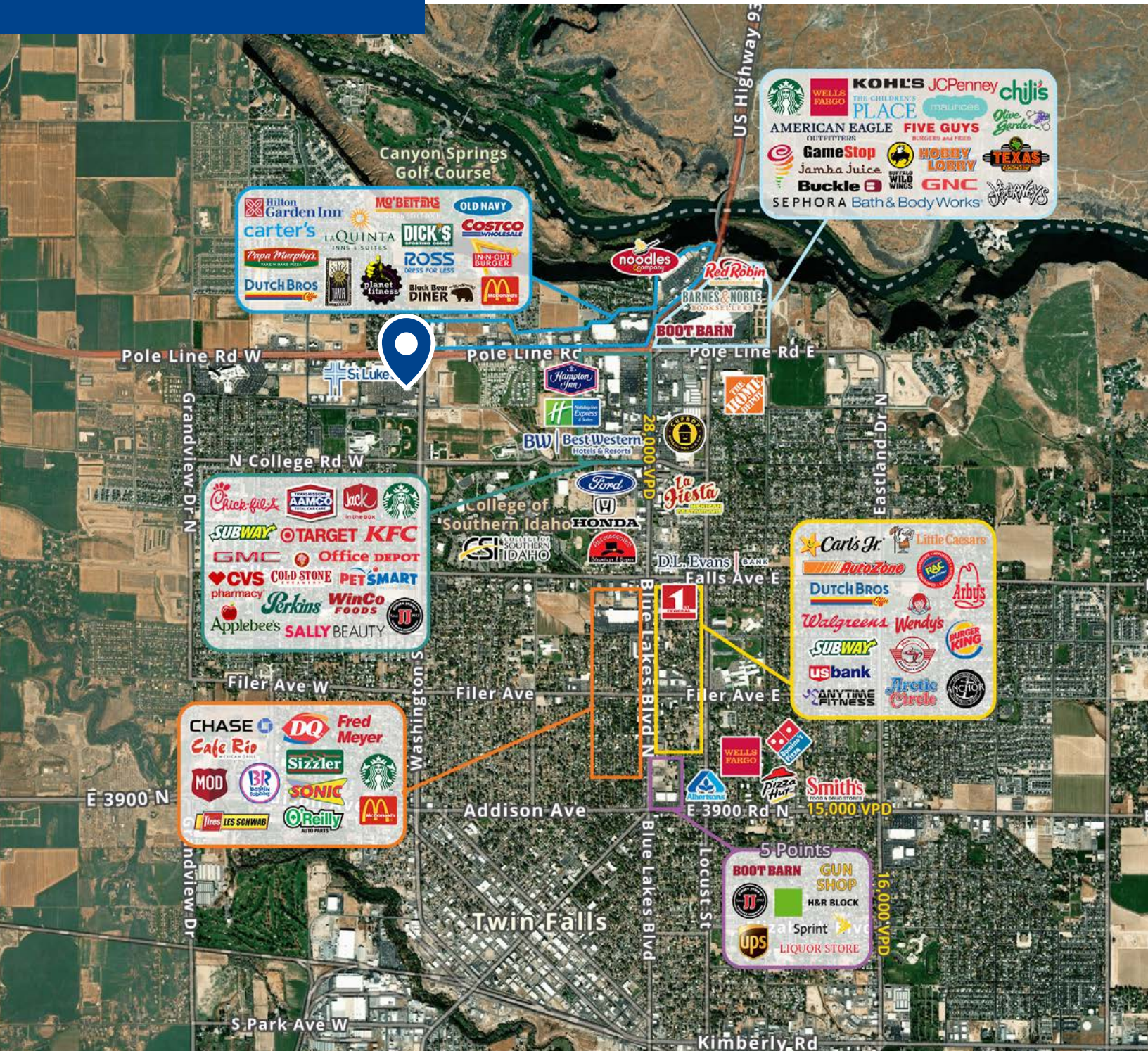
Location



Google Map



Street View



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