

NEW PAD - FRED MEYER ANCHORED - NWC 93RD & CASWELL AVE | TWIN FALLS, IDAHO



ACRES:

±0.54

SQUARE FEET:

±23,419

ZONING:

C-1

ADDRESS:

705 BLUE LAKES BLVD TWIN FALLS, IDAHO, 83301

SUMMARY:

This Fred Meyers anchored center is located at the intersection of Twin Falls Blvd and Caswell Ave with a daily traffic count of over 50,000 vehicles per day. The surrounding trade area boasts a population of over 50,000 residents and nearly 60,000 workers with an average annual household income more than \$60,000.



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OVERVIEW - FRED MEYER ANCHORED - NWC 93RD & CASWELL AVE | TWIN FALLS, IDAHO

TRAFFIC COUNTS

Falls Avenue: ± 15,501 VPD
 Blue Lake Blvd: ± 35,997 VPD
 Total Traffic: ± 51,498 VPD

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$58,392	\$61,162	\$66,130

Total Population

1 Mile	3 Miles	5 Miles
11,786	48,936	58,670

Daytime Population

1 Mile	3 Miles	5 Miles
15,780	58,715	65,840

Total Households

1 Mile	3 Miles	5 Miles
4,569	18,483	21,893

AVAILABLE

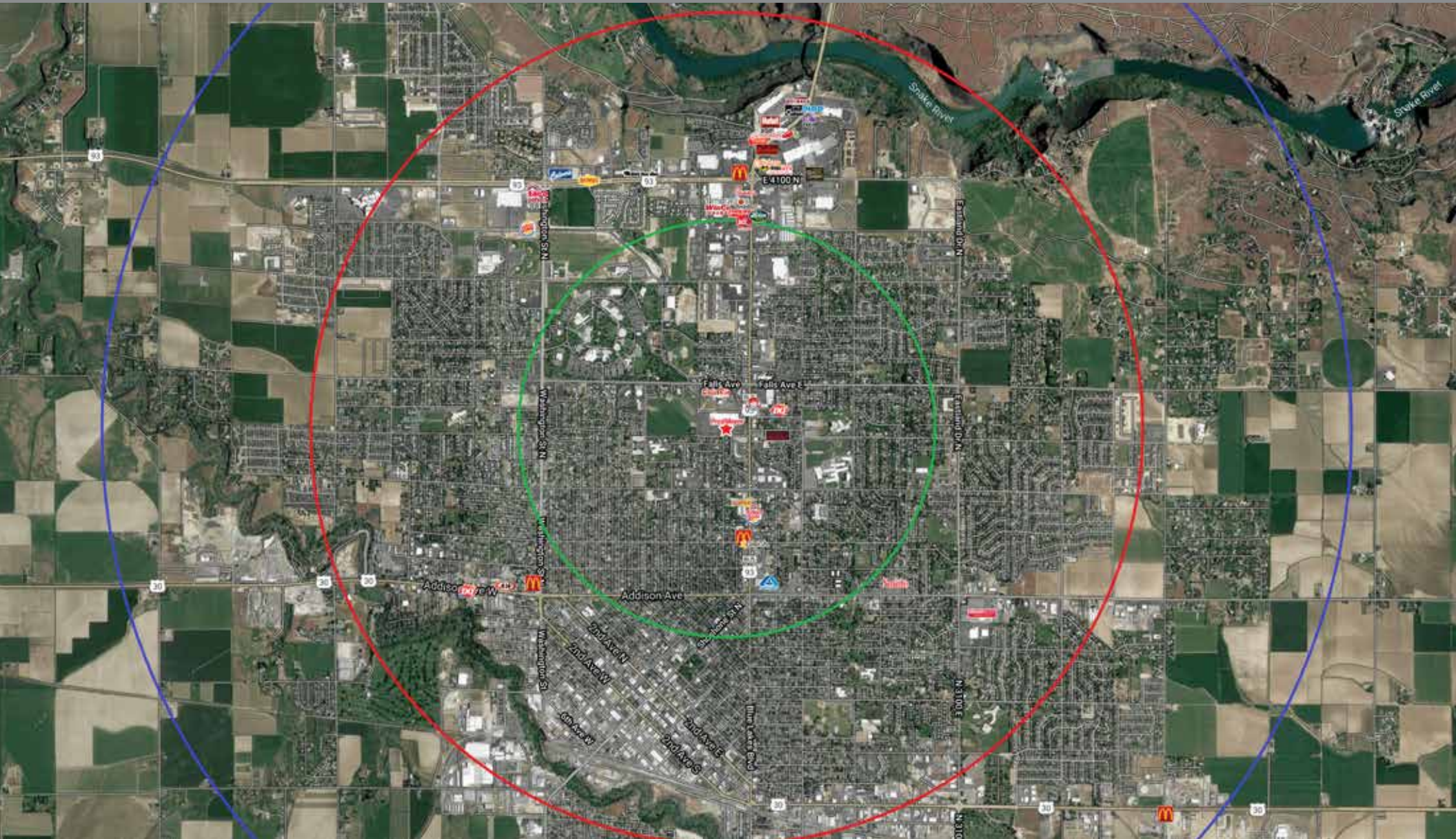
- PAD ±23,419 SF, 0.54 AC



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AERIAL - FRED MEYER ANCHORED - NWC 93RD & CASWELL AVE | TWIN FALLS, IDAHO



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DEMOGRAPHICS (3 MILES) - FRED MEYER ANCHORED - NWC 93RD & CASWELL AVE | TWIN FALLS, IDAHO

ANNUAL HOUSEHOLD SPENDING



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (22.7%)
The smallest group: \$200,000+ (2.4%)

Indicator	Value	Difference
<\$15,000	12.9%	+1.4%
\$15,000 - \$24,999	9.8%	+0.8%
\$25,000 - \$34,999	10.0%	+0.6%
\$35,000 - \$49,999	15.9%	-0.1%
\$50,000 - \$74,999	22.7%	-0.5%
\$75,000 - \$99,999	10.7%	-0.9%
\$100,000 - \$149,999	11.9%	-0.7%
\$150,000 - \$199,999	3.7%	+0.1%
\$200,000+	2.4%	-0.7%

Bars show deviation from
Twin Falls County

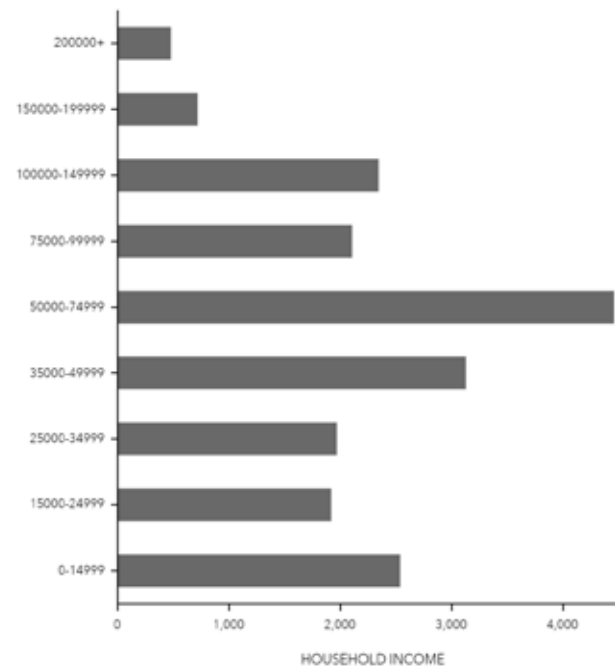
KEY FACTS

52,021
Population

33.6
Median Age

19,645
Households

\$43,037
Median Disposable Income



Average Household Size

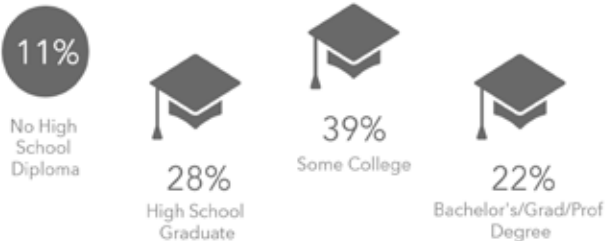
for this area

2.60

which is more than the average for United States

Area	Value	0.00	4.00
Idaho	2.67		
Twin Falls County	2.66		
This area	2.60		
United States	2.58		

EDUCATION



EMPLOYMENT



12.4%
Unemployment Rate



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