

FOR LEASE OR BUILD TO SUIT 102 E. 41ST STREET

Boise, ID 83714



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

PRICING: Contact Agent

PROPERTY INFORMATION

COUNTY: Ada

MARKET: Boise City/Nampa

LISTING DATA

AVAILABLE SF: 1,000 - 4,000 SF

TOTAL BUILDING: 4,000 SF

LOT SIZE: 0.313 Acres

YEAR BUILT: Proposed

ZONING: C-1

TRAFFIC COUNTS: 38,000 + VPD

PROPERTY HIGHLIGHTS

- Drive-thru potential
- Located near the hard corner of Chinden Boulevard and Veterans Memorial Parkway in Garden City
- Potential 1 - 3 tenant building
- Incredible visibility on Chinden Boulevard with shared access off Chinden and Osage Street
- Traffic counts in excess of 38,000 VPD and 61,000 VPD at the Veterans Memorial intersection
- Prominent Pylon Signage Available on Chinden and Veterans
- Parkway Station - New 53 town-home plus 36 apartment units currently under construction, retail, restaurants, surrounding River Front Park 1 block away

Lee & Associates Idaho is pleased to present a potential 1-3 tenant building for lease or build to suit. This property will have incredible visibility on Chinden Boulevard, with shared access of Chinden and Osage Street. Fantastic traffic counts in excess of 38,000 vehicles per day.

Chase Erkins | Principal

chasee@leeidaho.com

C 208.789.4900

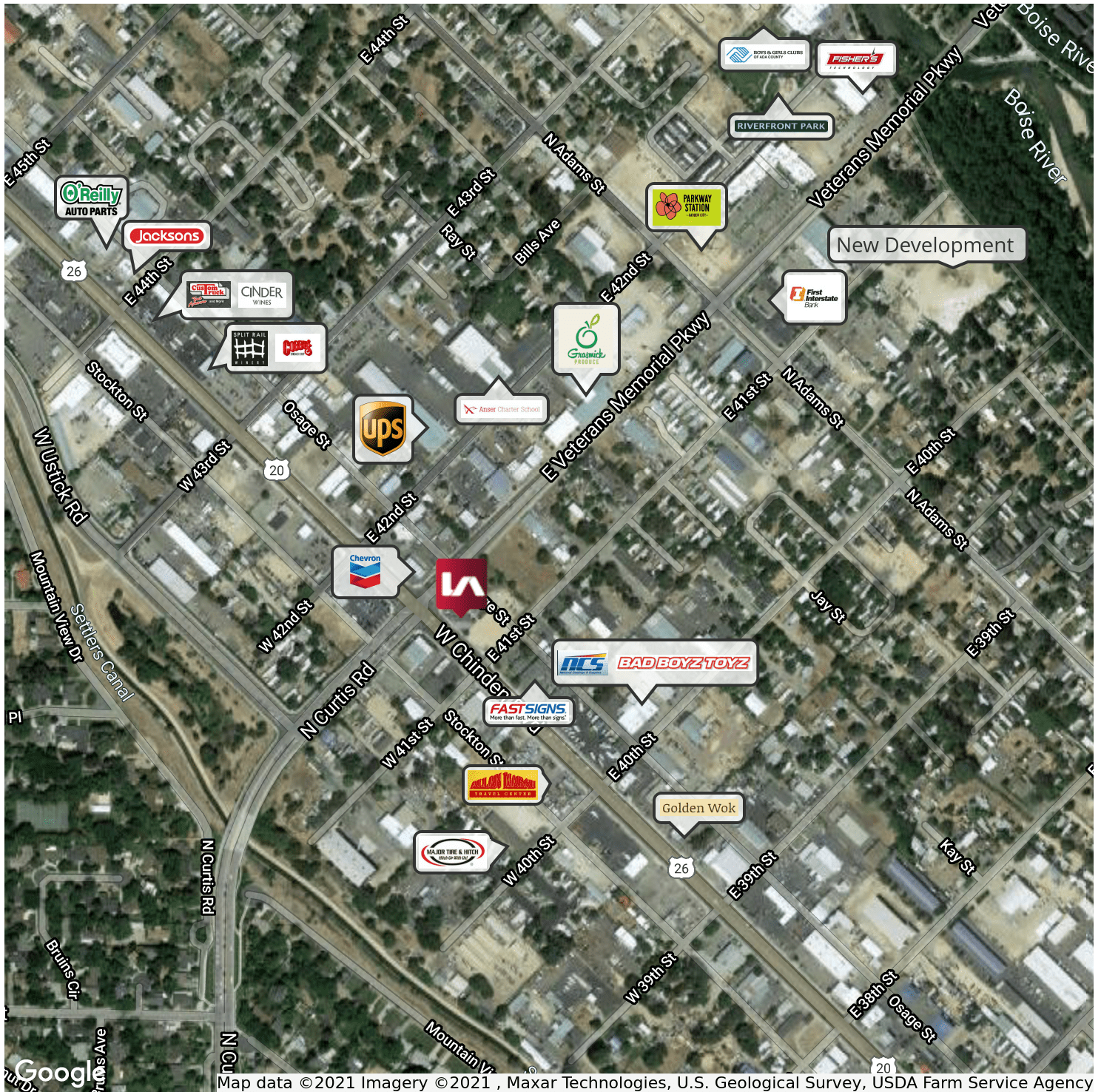
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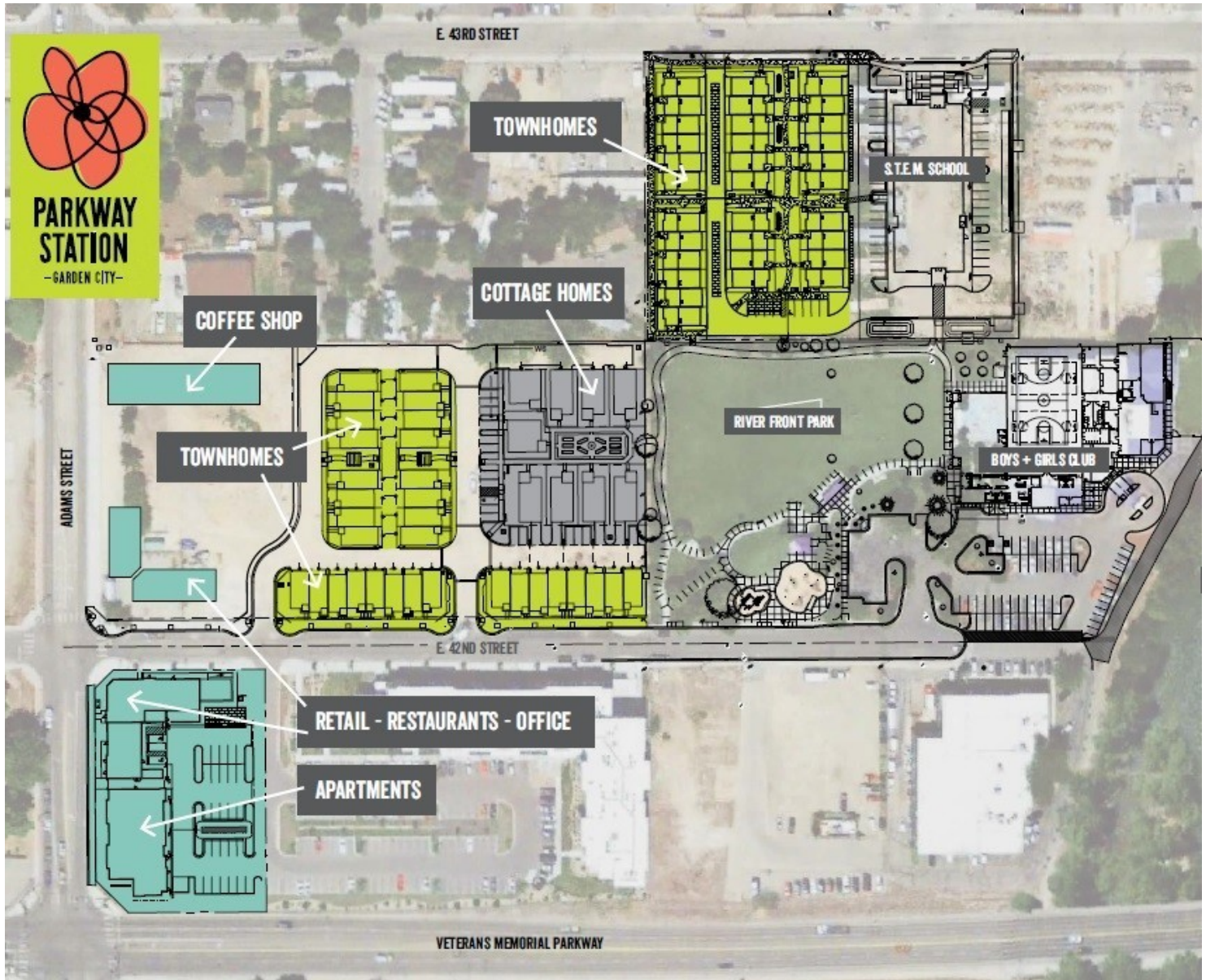
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