

# INDUSTRIAL / COMMERCIAL FOR SALE

8852 W Franklin Rd. , Boise, ID 83709



**SALE PRICE:** \$530,000

**PRICE PER ACRE:** \$514,563

**LOT SIZE:** 1.03 Acres

**ZONING:** M-1D

**CROSS STREETS:** Franklin Rd. And Maple Grove

## PROPERTY OVERVIEW

Shadow anchored by Cabela's, OfficeMax, and Best Buy. 30 seconds access to freeway. Close Proximity to Chic-fil-a, Wendy's, Panera Bread, Smash Burger and Starbucks. Property solves all locational requisites for your new location. On Market just in time for Christmas. Give your corporation a real gift this year!

## HIGHLIGHTS:

- Prime Retail-
- Excellent Freeway Access
- Approx. 153ft street frontage
- Traffic counts at 34,000+ Vehicle per day

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

## DAVE CHRISTENSEN

Associate  
O: 208.795.7653  
idahocommercialproperty@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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<i><b>Streets</b></i>	<i><b>Location</b></i>	<i><b>DIRECTION</b></i>	<i><b>24 COUNT</b></i>
<u>Franklin Rd</u>	East of Maple Grove	EB / WB	34321*
<u>Franklin Rd</u>	West of Milwaukee	EB / WB	35284*

\* This information based on 2015 Data

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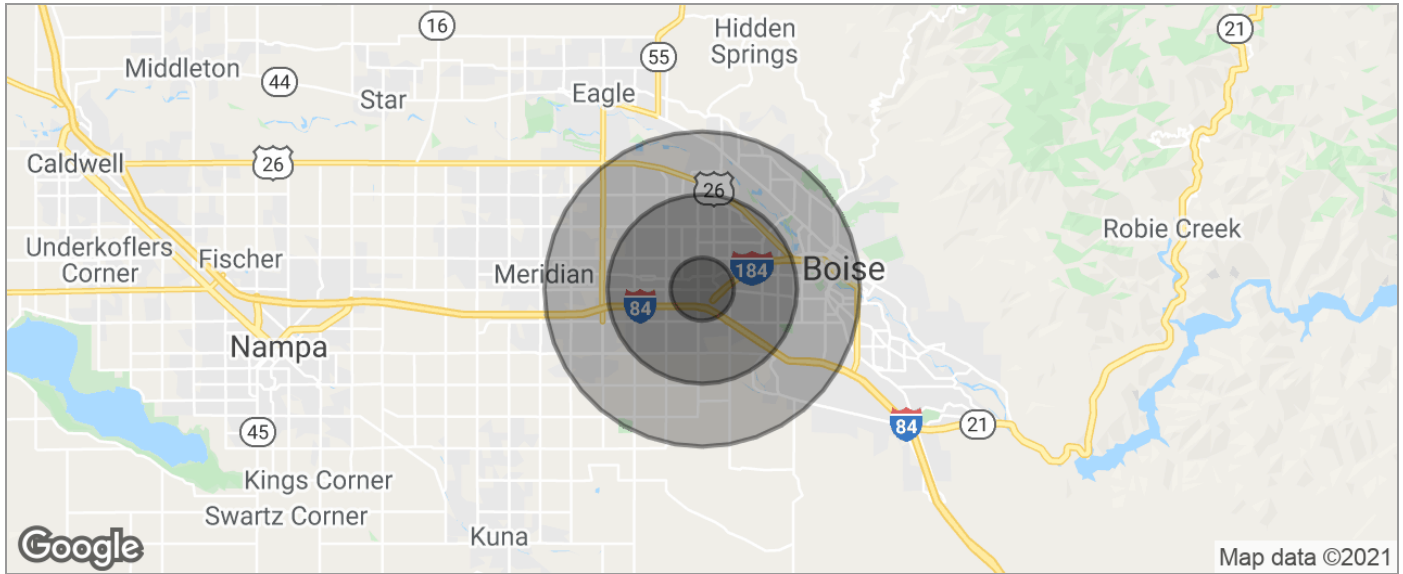
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# INDUSTRIAL / COMMERCIAL FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,962	80,430	192,140
MEDIAN AGE	37.2	34.6	34.8
MEDIAN AGE (MALE)	34.3	33.5	34.1
MEDIAN AGE (FEMALE)	39.9	35.7	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,032	31,494	76,072
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$58,964	\$57,644	\$60,679
AVERAGE HOUSE VALUE	\$171,773	\$201,244	\$208,256
RACE	1 MILE	3 MILES	5 MILES
% WHITE	89.2%	90.3%	90.9%
% BLACK	0.8%	1.3%	1.4%
% ASIAN	4.2%	3.2%	2.6%
% HAWAIIAN	0.3%	0.1%	0.4%
% INDIAN	1.6%	1.0%	0.6%
% OTHER	1.1%	1.2%	1.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.1%	8.8%	8.1%

\* Demographic data derived from 2010 US Census

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## LOCATION OVERVIEW

Boise is Idaho's capitol and largest city. It is situated in ADA County and, according to the US Census Bureau (2016), ADA has a growing population of 444,028. Boise is referred to as The City of Trees for good reason as there are hundreds of species represented here in our robust high desert climate. Mild winters with warm summers make Boise a destination for folks all over the world. This location up for sale is currently being underused as a gravel/aggregate business for the owner. That said, the potential for any established retail chain to plug in to a prime area with higher traffic counts can't be understated. It is anchored within a 1/4 mile of Cabela's and Best Buy, thus this makes this street segment a regional destination. Additionally, the access to the interstate at the "Y" (intersection of 184 and 84) provides ease of access to all those seeking to make a quick entrance and exit. Location will allow for truck deliveries that may lessen F.O.B. costs as proximity to many other retailers can share shipping expenses.

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