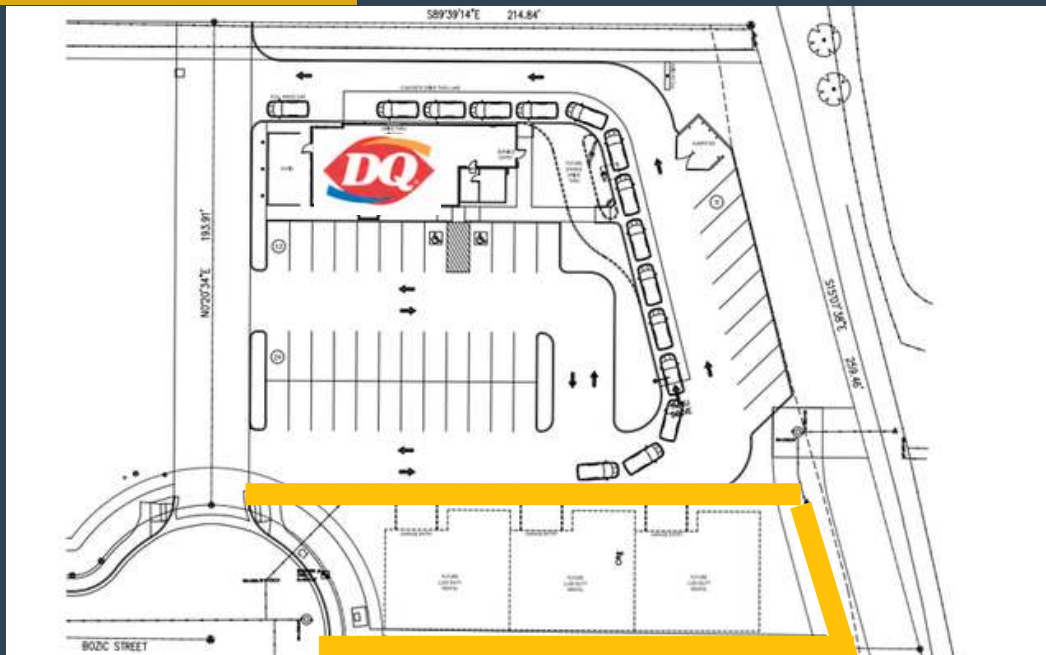


GROUND LEASE

884 BOZIC ST, MIDDLETON, ID 83644



LEASE PRICE:

Negotiable

BUILDING SIZE :

up to 6,000 SF

DELIVERY:

Immediate

UTILITIES:

Water, Sewer, Electric,
Gas stubbed

ZONING:

M-1

Traffic Count:

16,049 AADT

W. Main St (Hwy 44)

Join

Dairy Queen
Napa Auto Parts
Caliber Collision
Idaho Pizza Co
Tractor Supply Co
Cooper Tires

Michael Gioioso

208-209-9166

mike@streetsmartidaho.com



Cemetery Rd

Hartley Ln

VSC TRACTOR
SUPPLY CO

Jack
in the box

Tacotime
Jacksons

SUBWAY

Iskhan
PIZZA

16,049 AADT

W. Main St (Hwy 44)

O'Reilly
AUTOMOTIVE

Adventure's Best Shop
MAVERIK

DQ

UNITED STATES
POSTAL SERVICE

SAGE
INTERNATIONAL
SCHOOL

**SUBJECT
PROPERTY**
884 Bozic St, Middleton
ID 83644

ACE Hardware
Ridley's
FAMILY MARKET

FAMILY
DOLLAR
Garbonno's
PIZZA
DOLLAR TREE

SUNRISE
CARE

Middleton Rd

CASA
MÉXICO

Only 2.75 miles to

INTERSTATE
84

GOOGLE STREET
VIEW

GOOGLE AERIAL



TSC TRACTOR SUPPLY CO

Perfection
and auto repair

Cooper TIRES

W. Main St (Hwy 44)

44

W. Main St (Hwy 44)

16,049 AADT

44 livestock & Pet Supply
208-585-9644

ADVENTURE'S FIRST STOP
MAVERIK

Idaho PIZZA

Future
Retail
Shops

DQ

AVAILABLE

Lot lines approximate*

CALIBER
COLLISION

Future
Freestanding
Retail

NAPA

W. Main St (Hwy 44)

16,049 AADT



Future
Retail
Shops

194.96'



AVAILABLE
SITE

Lot lines approximate*

CALIBER
COLLISION

Future
Freestanding
Retail



streetsmart.

DEMOGRAPHIC SNAPSHOT

POPULATION SUMMARY

Radius	Population 2024	Population 2029	Growth
1 Mile	4,918	5,466	+11%
3 Miles	27,693	30,993	+12%
5 Miles	65,964	73,600	+12%

The surrounding trade area shows strong population growth, particularly within the 3-mile radius, indicating continued residential development and increasing consumer demand.

HOUSEHOLDS

Radius	2024	2029
1 Mile	1722	1930
3 Miles	9733	10893
5 Miles	23352	26075

Growth in households mirrors population trends, supporting future retail and service demand in the area.

HOUSEHOLD INCOME DISTRIBUTION (5 MILE RADIUS)

Income Range	Households	Share
Under \$50K	4085	17%
\$50K-\$75K	5137	22%
\$75K-\$100K	4437	19%
\$150K+	4283	19%
\$100K-\$150K	5410	23%

Approximately 42% of households earn over \$100,000 annually, indicating strong discretionary spending.

HOUSEHOLD INCOME

Radius	Avg Household Income	Median Household Income
1 Mile	\$102,345	\$79,412
3 Miles	\$98,755	\$76,801
5 Miles	\$97,620	\$75,933

The trade area maintains healthy household income levels near \$100,000, supporting strong purchasing power.

AGE DISTRIBUTION

Age Group	Population Share
Under 18	24%
18-34	21%
35-54	27%
55-64	14%
65+	14%

The area includes a balanced mix of young families, professionals, and retirees, creating demand for a wide variety of retail and service businesses.

DAYTIME POPULATION

Category	Population
Residents	65964
Employees	18200
Total Daytime Population	84164

The strong daytime population supports restaurants, retail services, and convenience uses.



DISCLAIMER

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