



# Build-to-Suit or Sale

Maple Grove & Ustick Pad  
3212 N. Maple Grove Road | Boise, ID

## Highlights

- Pad available for development on heavily traveled Ustick Road & Maple Grove Road - 21,000 VPD (Ustick Rd), 16,000 VPD (Maple Grove)
- On-site parking
- Great visibility
- Signage available
- Pad can accommodate a +/- 5,000 SF building

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# Property Overview

Property Type Land — Office/Retail

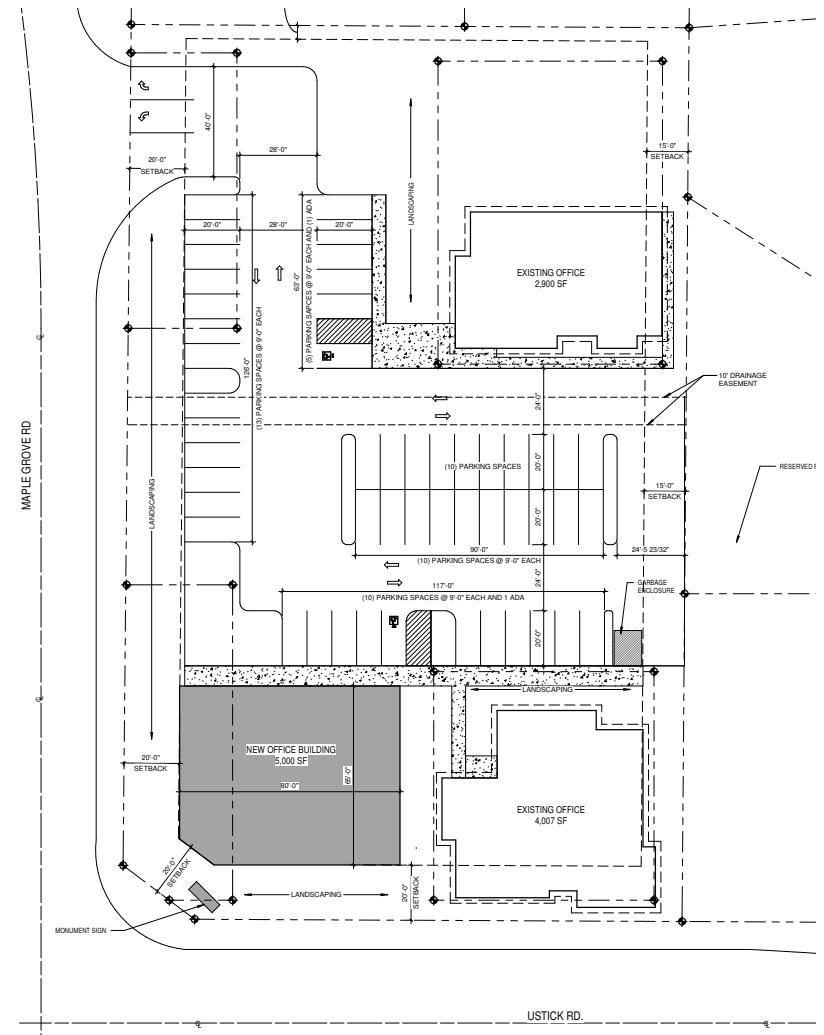
Building Size Can accommodate up to a 5,000 SF building

Lease Rate/Sale Price Contact Agent

Zoning MX-1 [See allowed uses here](#)

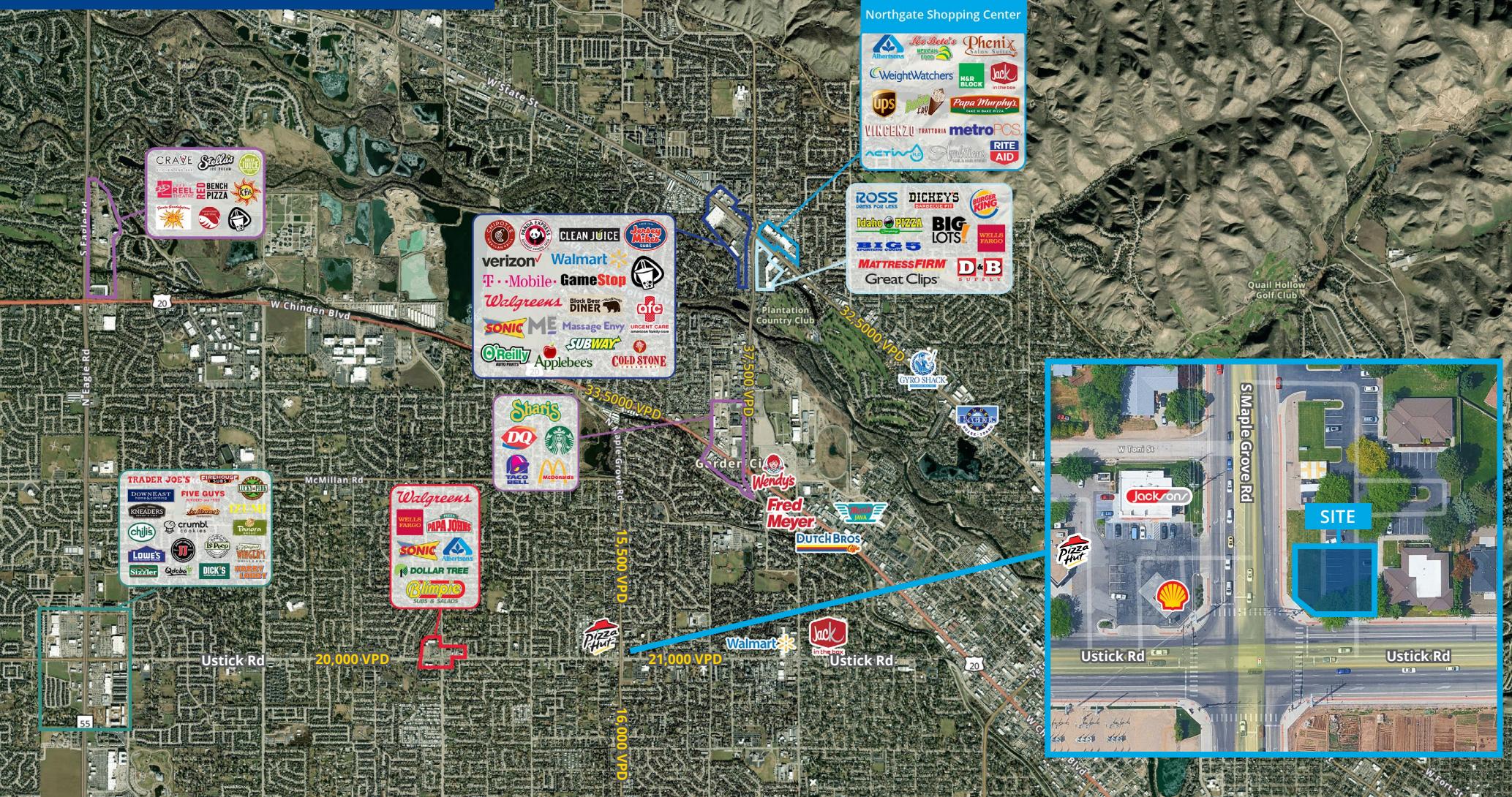


# Site Plan



Demos 2025	1 Miles	3 Miles	5 Miles
Population	17,044	107,242	239,784
Households	6,943	44,592	100,236
Avg. Income	\$78,119	\$78,695	\$84,502

# Area Overview



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