

# 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



**SITE**

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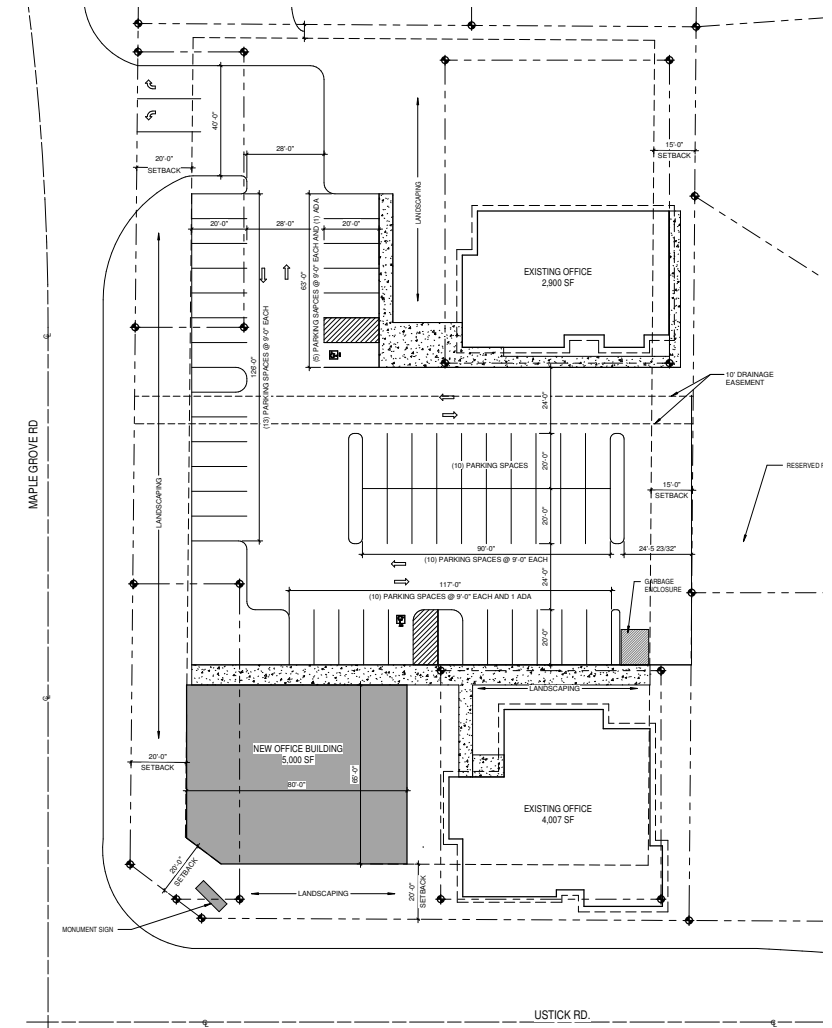


# Property Overview

Property Type	Land — Office/Retail
Building Size	Can accommodate up to a 5,000 <sup>SF</sup> building
Lease Rate/Sale Price	Contact Agent
Zoning	MX-1 <a href="#">See allowed uses here</a>



# 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

