

# RESTAURANT/RETAIL FOR LEASE



2207 W. Overland Rd, Boise, ID 83705



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,613 SF
<b>LEASE RATE:</b>	\$18.25 SF/yr (NNN)
<b>LOT SIZE:</b>	0.46 Acres
<b>BUILDING SIZE:</b>	2,613 SF
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	C-2/D
<b>NNN</b>	\$1.61 psf

## PROPERTY OVERVIEW

Rare Freestanding Restaurant/Retail Opportunity.  
Newly renovated in 2019.  
High visibility and easy access on Signalized Intersection.  
Plenty of Parking.  
Near BSU and close to Boise Airport.  
Available Immediately.

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

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.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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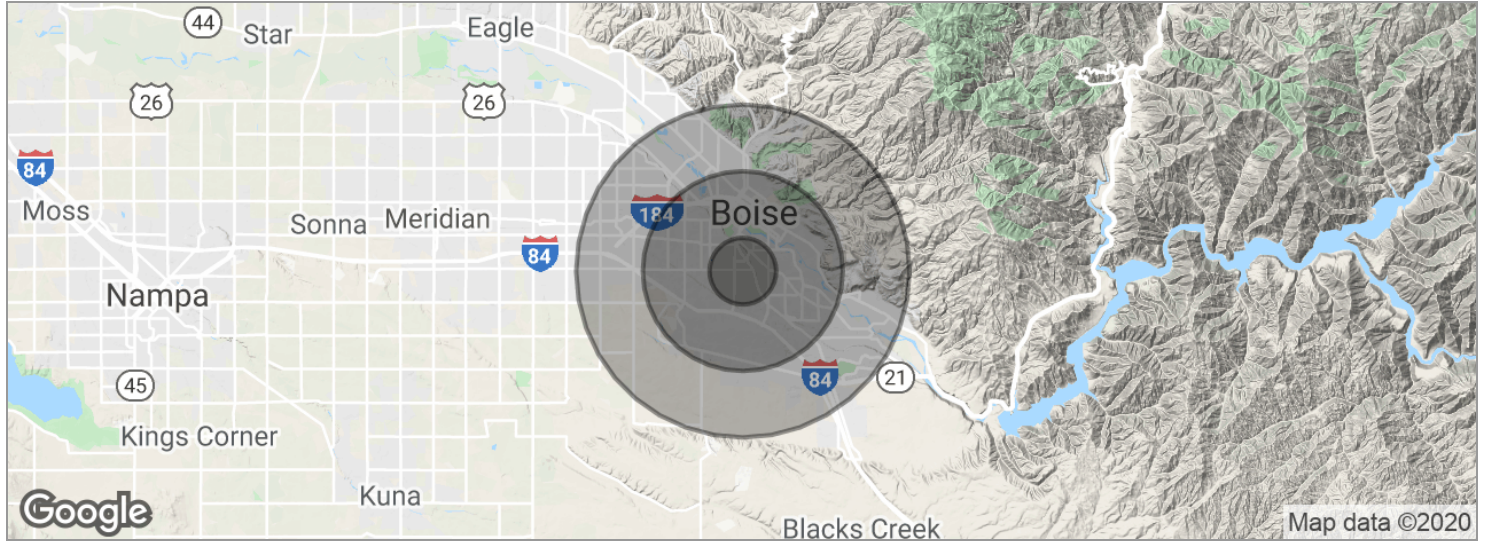
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	15,036	87,661	157,063
Median age	30.3	33.5	34.4
Median age (male)	30.3	32.8	33.7
Median age (Female)	30.7	34.4	35.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,147	40,944	69,992
# of persons per HH	2.4	2.1	2.2
Average HH income	\$49,331	\$56,926	\$60,703
Average house value	\$187,890	\$224,541	\$248,324

\* Demographic data derived from 2010 US Census

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