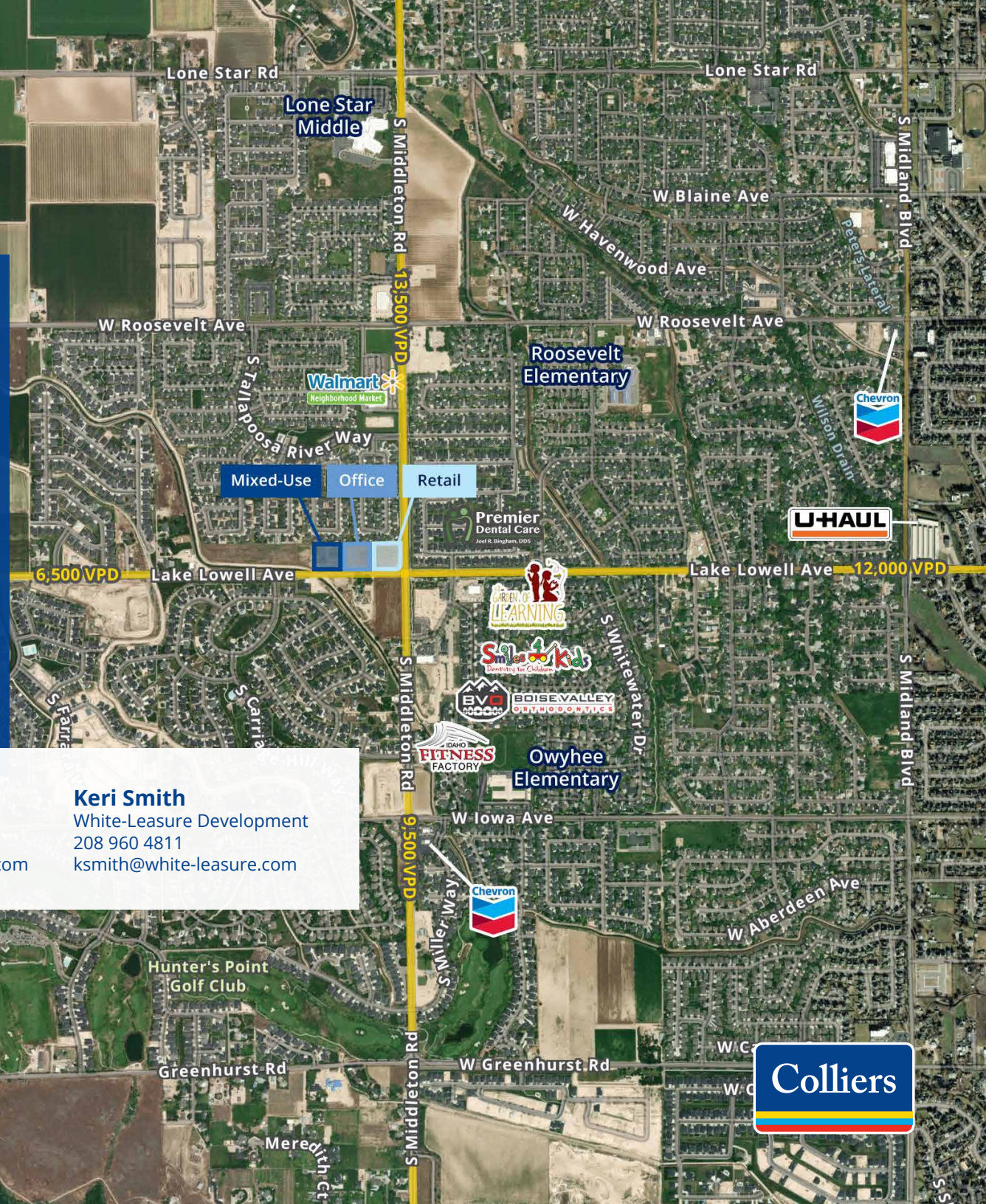


# NWC

Lake Lowell Ave. & Middleton Rd.  
Nampa, Idaho

Retail, Office or Mixed-Use  
Development Opportunity



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# Property Overview

Property Type	Development Site   Retail, Office or Mixed-Use
Location	NWC Lake Lowell Avenue & Middleton Road
Land Size	6.074 Acres
Parcel	R3204501000 & R3204501100
Zoning	BC
Property Access	Drive By
Price	Varies

## Individual Lots Available with lot size flexibility

Type	Size	Rate
Retail	0.85 - 2.2 Acres	\$10.00-15.00 PSF
Office/Retail	0.50 - 2.0 Acres	\$6.00-13.00 PSF
Mixed-Use/Office	1.8 - 2.0 Acres	\$6.00-10.00 PSF

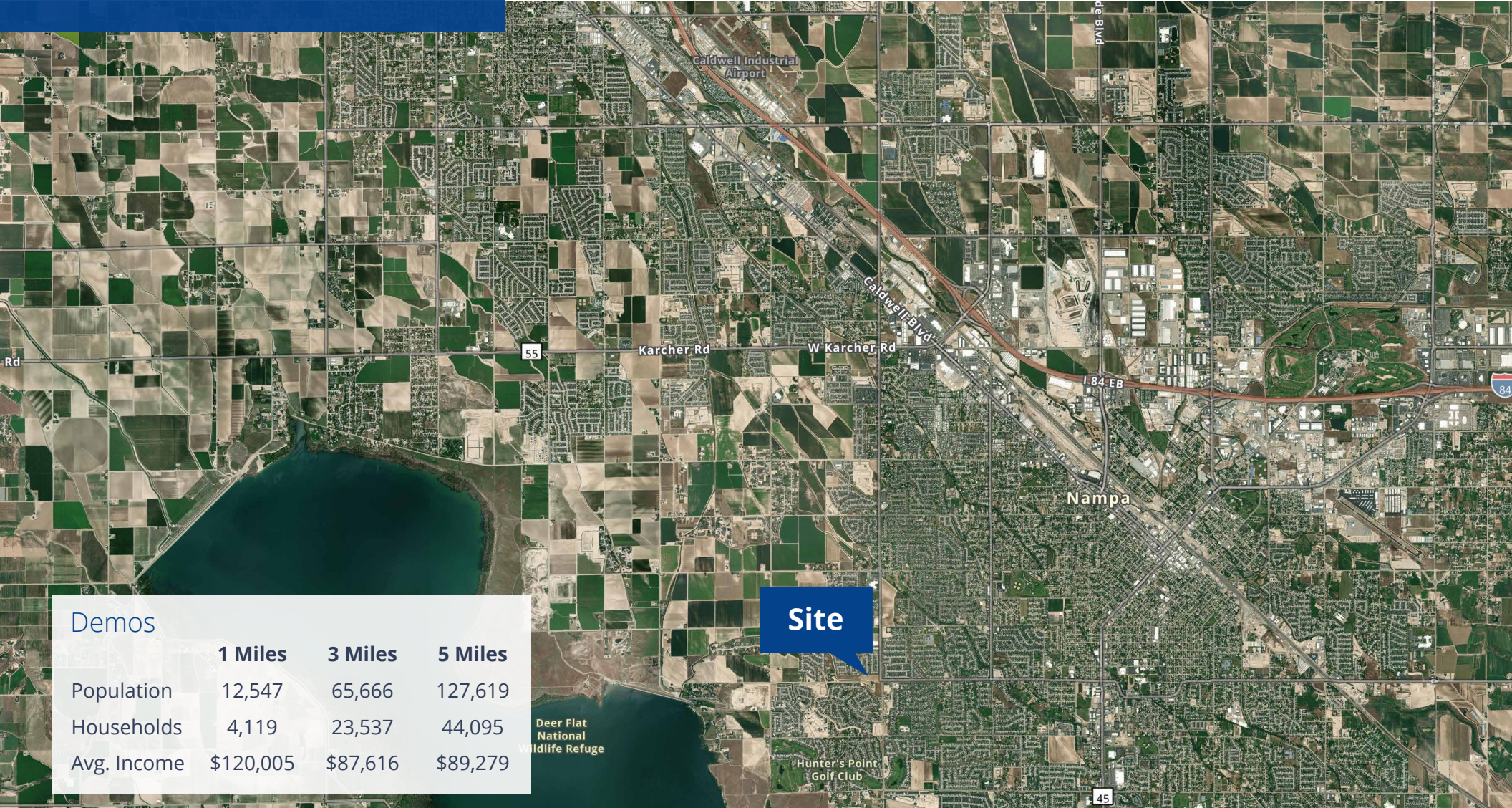
Pricing varies upon delivery condition and lot size -call for more details.



## Key Highlights

- Strong demographic area
- Drive-thru retail options available
- Ideal location for independent medical office or general office
- Mixed use area would be a good fit for a church, daycare, or multiple other options
- Lots of allowed uses allowed in the Business Commercial - BC Zone

# Location



## Demos

	1 Miles	3 Miles	5 Miles
Population	12,547	65,666	127,619
Households	4,119	23,537	44,095
Avg. Income	\$120,005	\$87,616	\$89,279

**Colliers**

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Site

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