

NWC

Lake Lowell Ave. & Middleton Rd.
Nampa, Idaho

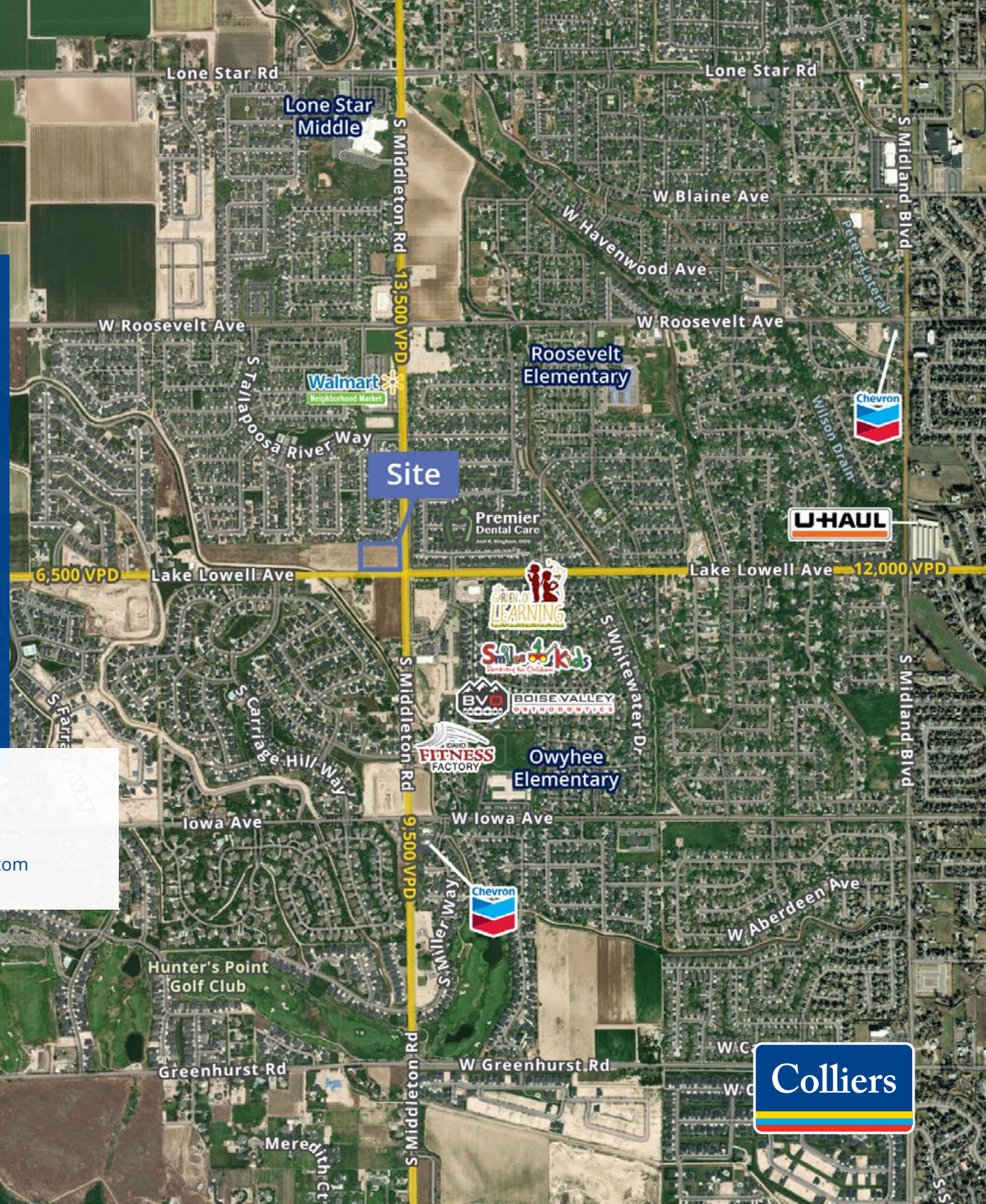
Retail, Office or Mixed-Use
Development Opportunity

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Property Overview

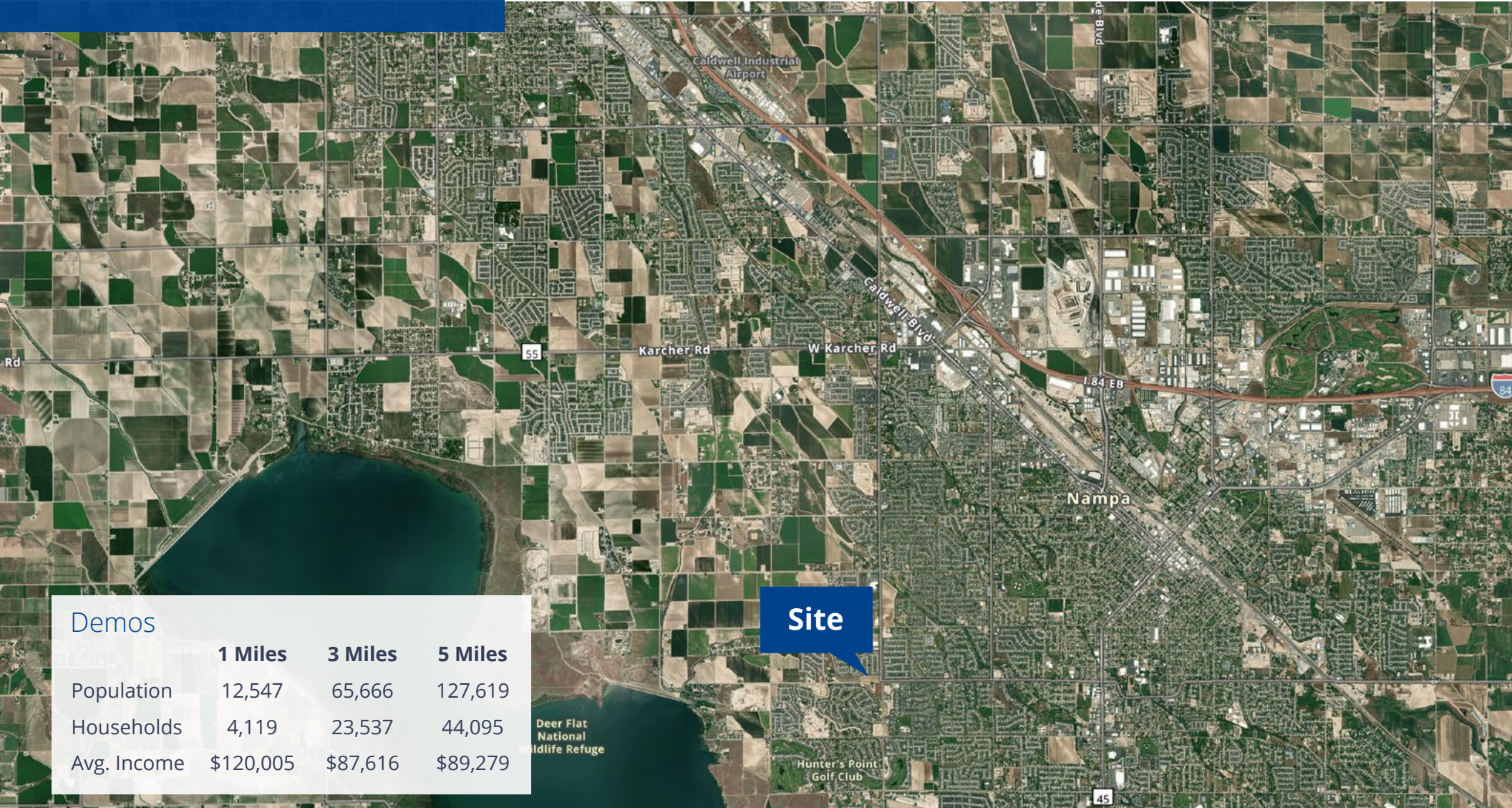
Property Type	Development Site Retail, Office or Mixed-Use
Location	NWC Lake Lowell Avenue & Middleton Road
Land Size	2.874 +/- Acres
Parcel	R3204501000 & R3204501100
Zoning	BC
Property Access	Drive By
Price	\$9.25/SF or \$1,158,021.00

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
- Available acreage can be increased up to 6.074 acres



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

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