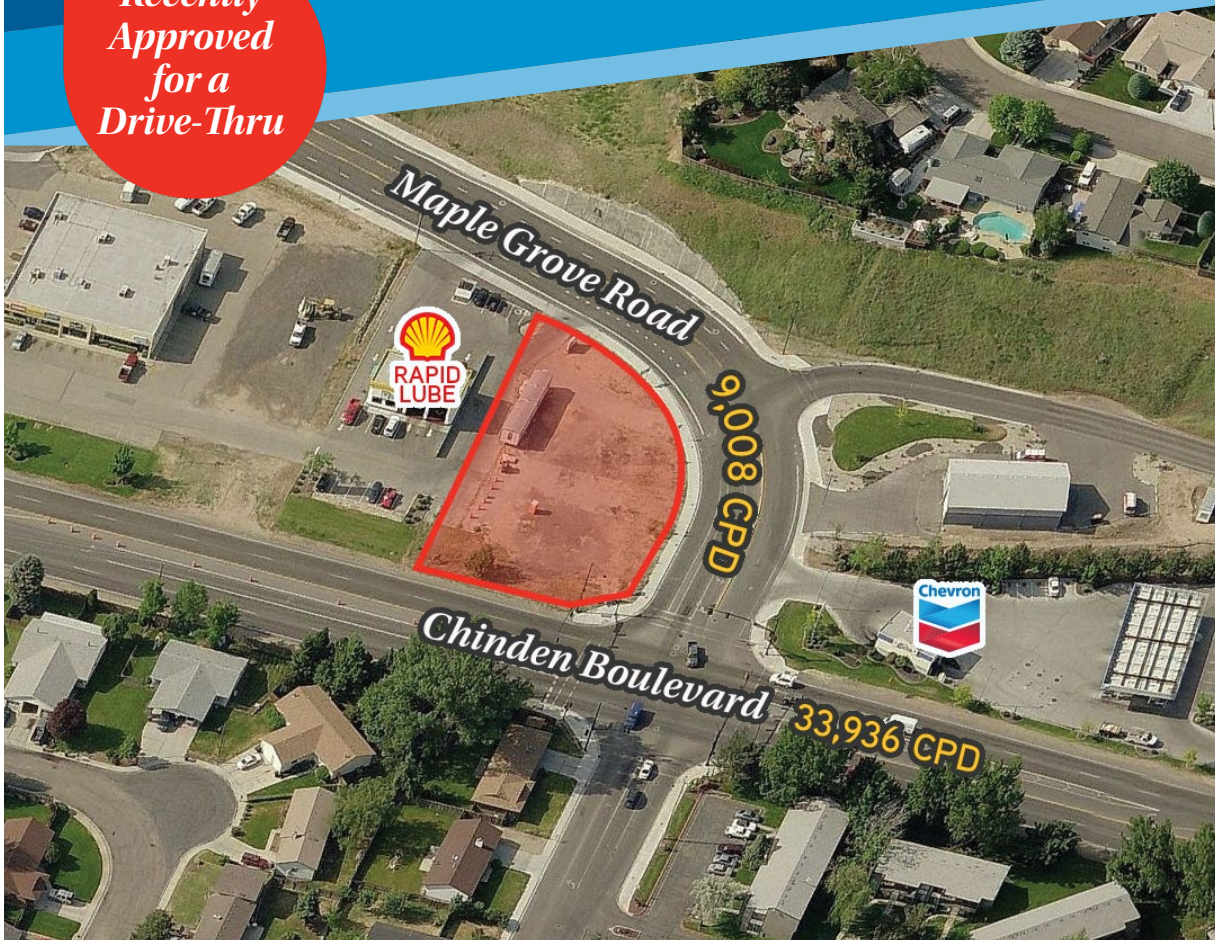


**FOR SALE  
or LEASE**

**TBD CHINDEN BLVD**  
CHINDEN & MAPLE GROVE | GARDEN CITY, ID

*Recently  
Approved  
for a  
Drive-Thru*



## PROPERTY INFORMATION

Property Type:	Retail, office, other commercial
Building Size:	TBD 3-4,000 SF
Land Size:	0.491 Acres or 21,338 SF
Zoning:	C-2
Lease Rate:	Call Agent

## SPACE AVAILABLE

Suite Type	Size	Price
BTS	3-4,000 SF	Call Agent
Land	0.491 Acres	<del>\$300,000</del> / <del>\$14.00 PSF</del> <b>\$265,000 / \$12.00 PSF</b>

## HIGHLIGHTS

- » Lighted intersection
- » High Traffic counts
- » BTS options available from 3k to 4k SF with potential for drive-thru
- » Utilities to site
- » Inquire about land lease opportunity



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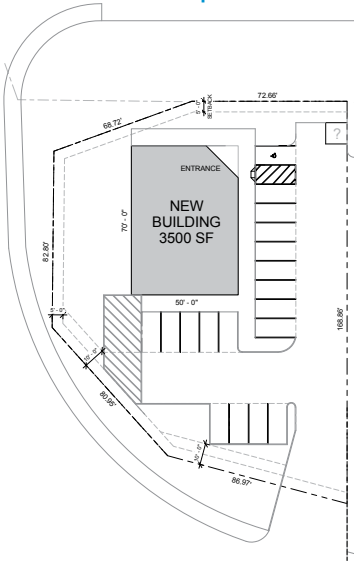
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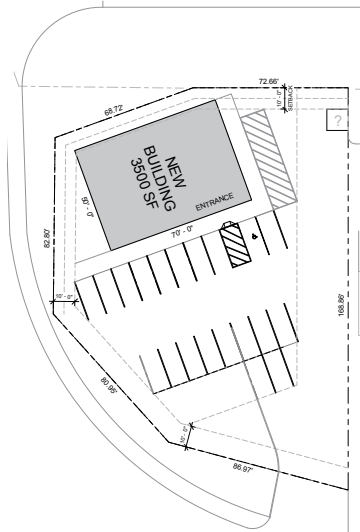
**FOR SALE  
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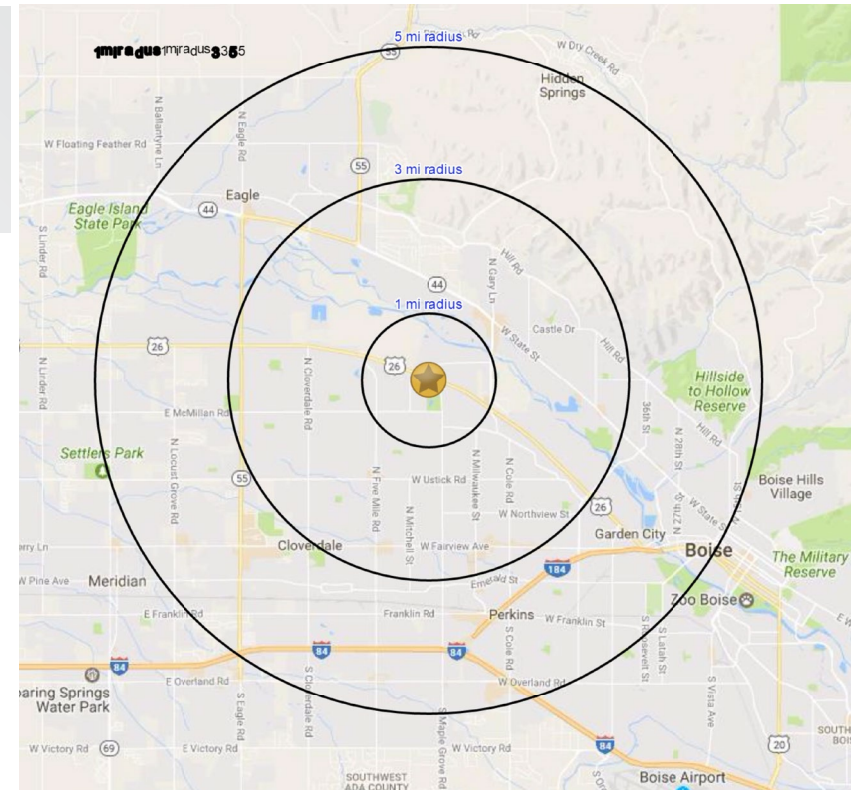
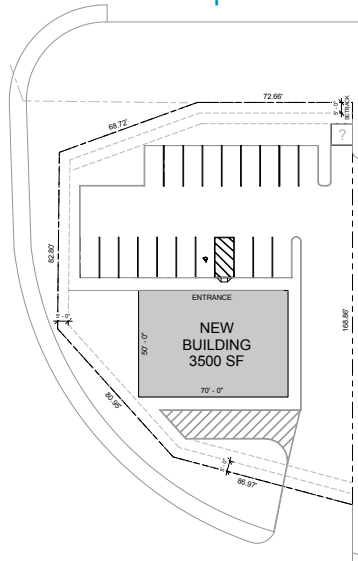
Site Option 1



Site Option 3



Site Option 2



Demographics	1 Mile	3 Miles	5 Miles
2016 Est Population	10,584	90,438	195,622
2016 Est. Households	4,393	36,421	77,906
2016 Est. Avg HH Income	\$69,587	\$70,839	\$74,179



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