

Middleton BTS/Ground Lease

879 Bozic Street, Middleton ID



Build to Suit or Ground Lease

Property Details:

- 0.50+ Acres
- Prime Build-to-Suit / Ground Lease Opportunity
- Flexible BTS design to meet tenant specifications
- Rare lighted intersection off of State Street/HWY 44
- Excellent ingress/egress to State Street/Hwy 44
- M-1 Light Industrial Zoning
 - Retail stores and Services
 - Office, Medical, Dental, Vision Professional
 - Daycare
 - Light use Industrial
 - Flex Space
- Adjacent to newly constructed NAPA Auto Parts
- Fast growing residential area in need of services

Demographics

	1 mi.	3 mi.	5 mi.
Pop	4,856	28,628	65,383
Avg HH Income	\$97,428	\$96,326	\$89,661
Daytime Pop	4,066	20,948	60,410

Brian Watt

Office: 208 345 7030 ext. 209

Mobile: 208 841 4688

bw@rmcos.com

Rocky Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

Aerial



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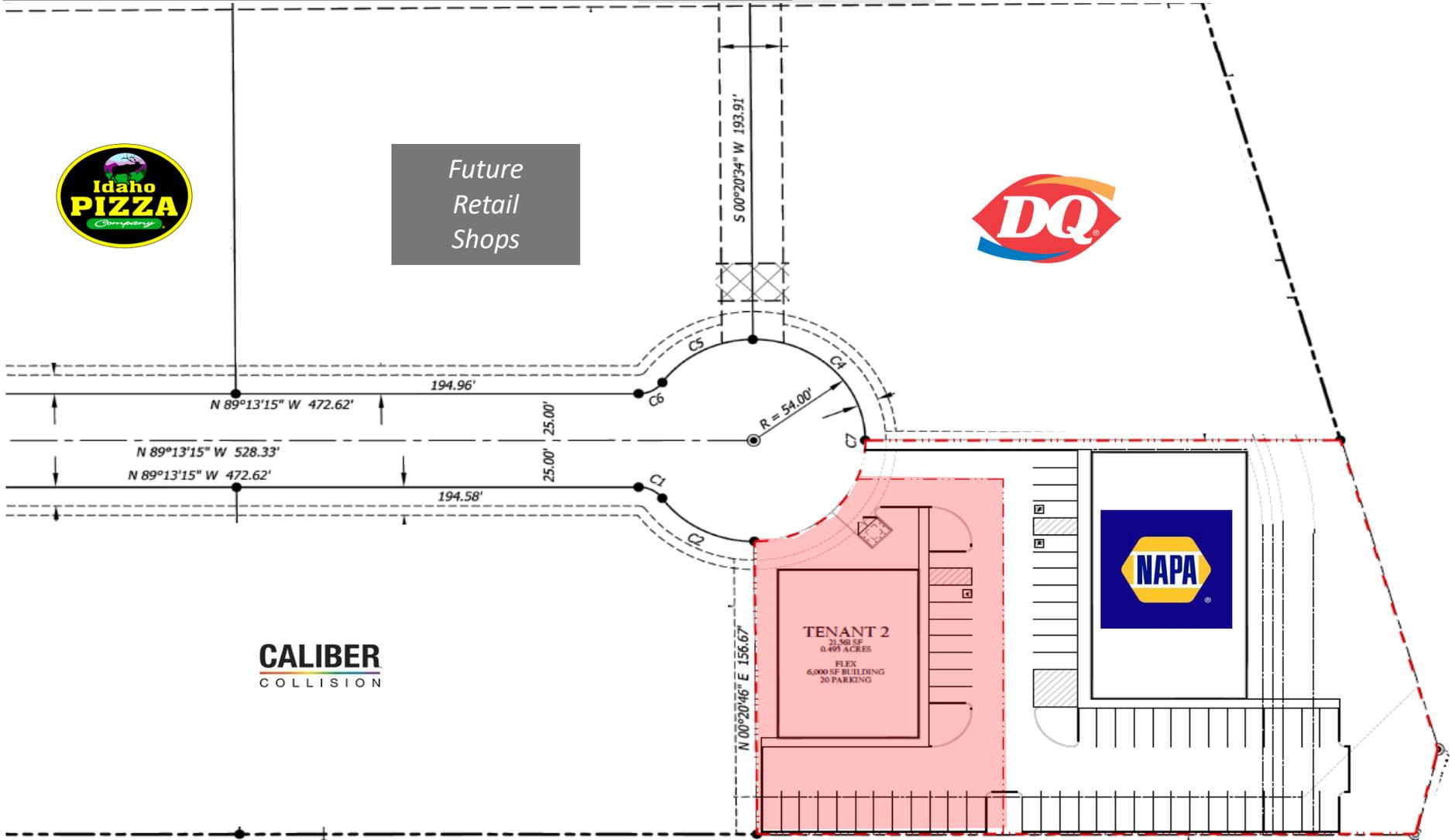
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Potential Site Plan - 6,000 SF Building



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