

RETAIL SPACE FOR LEASE 181 E. MAINE AVE.

Nampa, ID 83686



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

AVAILABLE
Suite 185 | 1,460 SF



ECONOMIC DATA

LEASE RATE: \$24.00 SF/yr
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Canyon
MARKET: Nampa

BUILDING DATA

BUILDING SF: 10,285 SF
YEAR BUILT: 2003

LISTING DATA

AVAILABLE: Suite 185
SUITE 185: 1,460 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present \pm 1,460 SF of retail space available for lease in one of Nampa's most established retail corridors. The property is shadow anchored by Walmart and benefits from a strong mix of national and regional service-oriented co-tenants, including Little Caesars, Sally Beauty, and Great Clips.

Strategically located along Nampa's primary retail thoroughfare, 12th Avenue, the center offers excellent visibility, convenient access, and exposure to approximately 18,059 vehicles per day. The surrounding retail synergy and consistent consumer traffic make this an ideal opportunity for retailers and service users seeking a high-profile location in a proven trade area.

PROPERTY HIGHLIGHTS

- Located on Nampa's main retail thoroughfare
- Shadow anchored by Walmart
- Traffic counts of 18,059 VPD on 12th Ave.
- Space is in turn key condition

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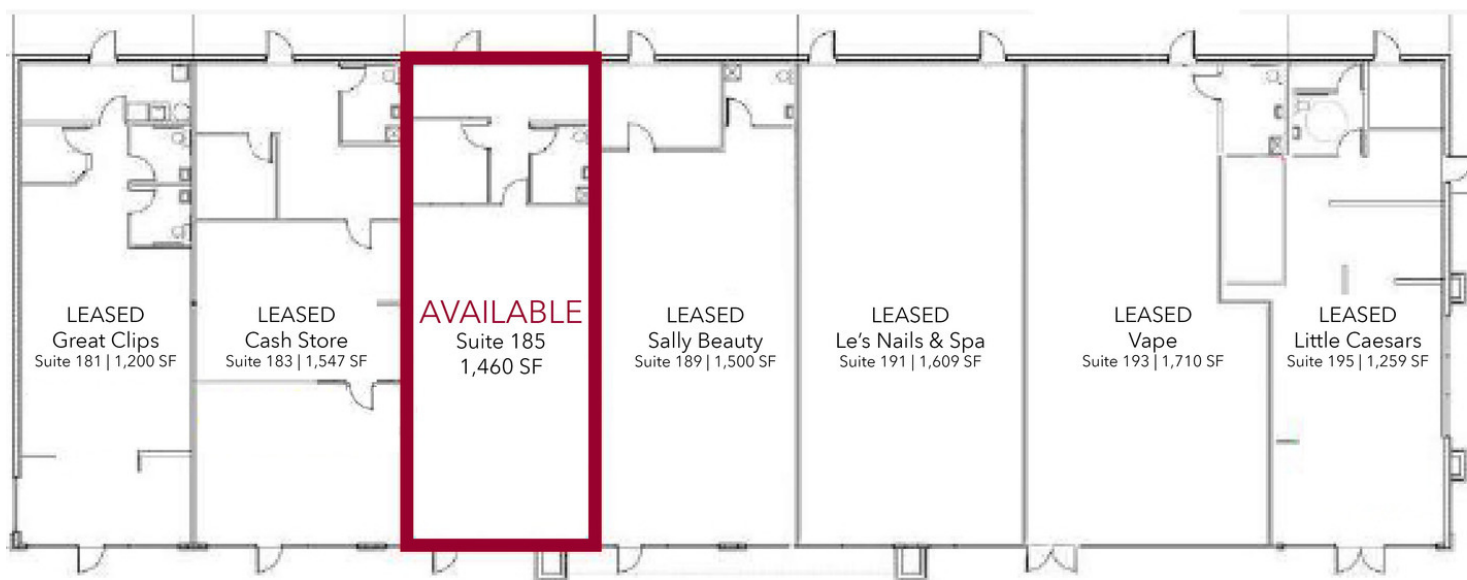
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AVAILABLE SPACES

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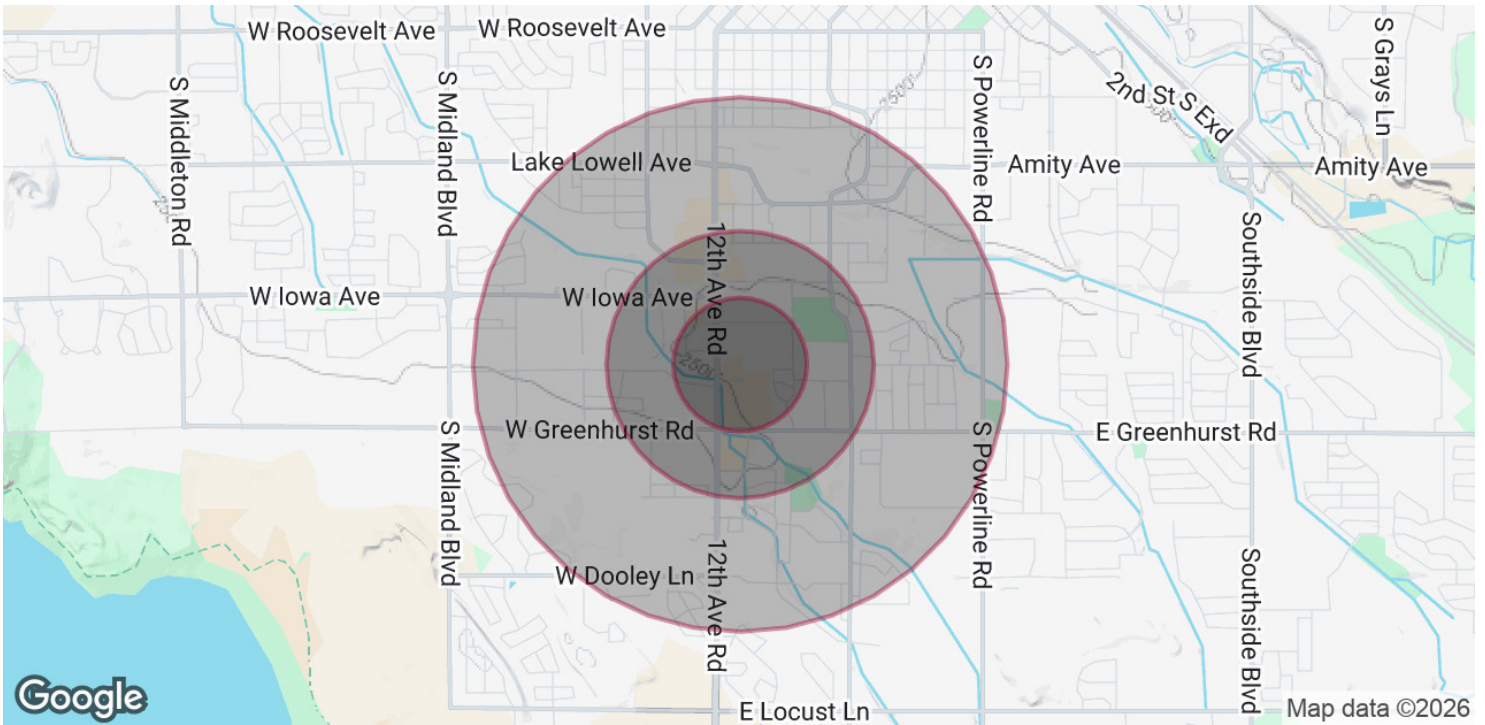
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,253	4,452	16,539
Average Age	24.9	29.6	34.0
Average Age (Male)	25.2	29.2	31.7
Average Age (Female)	24.0	30.2	35.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	474	1,672	5,838
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$56,566	\$68,744	\$80,803
Average House Value	\$300,009	\$336,190	\$346,359

2023 American Community Survey (ACS)

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates Idaho, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates Idaho, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates Idaho, LLC in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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