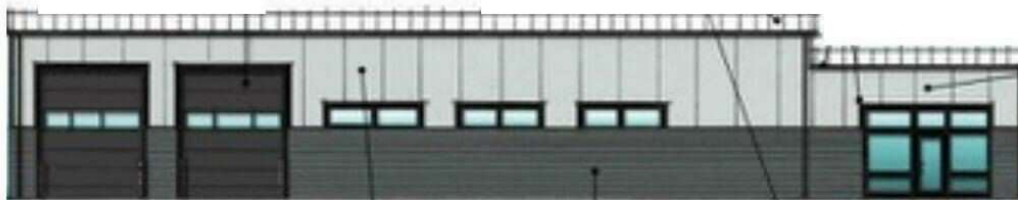


# NEW RETAIL/INDUSTRIAL SPACE FOR LEASE 2122 MADISON ROAD

Nampa, ID 83687



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$24.00 SF/yr (NNN)

## PROPERTY INFORMATION

**COUNTY:** Canyon

**MARKET:** Nampa

## BUILDING DATA

**TOTAL BLDG SF:** 4,154 SF

**DELIVERY DATE:** Proposed Construction  
(Late 2024)

**ZONING:** IL

## LISTING DATA

**AVAILABLE SF:** 4,154 SF

## PROPERTY OVERVIEW

Lee & Associates is pleased to announce this proposed property designed with a range of businesses in mind. It features a six bay-designed automotive facility or commercial operation to streamline operations and enhance workflow. The property includes the option to have five 12' x 14' grade-level doors, providing ample space for vehicle entry and exit, and three 10' x 12' grade-level doors for versatile applications. Accessibility is further improved by a new signal light at the intersection of E. Karcher Rd. and Madison Ave., ensuring easier and safer access. Monument signage on E. Karcher Rd. offers excellent visibility and branding opportunities for businesses. Additionally, the property will include 0.26 acres of paved parking, providing ample space for customers and staff. This combination of features makes the property an attractive choice for a variety of business operations.

## PROPERTY HIGHLIGHTS

- Easy access to I-84
- Located at signaled intersection
- 6 Bay designed automotive shop
- 18" Clear height
- 0.26 Acres of paved parking lot
- LED lights, metal construction, HVAC, single phase power

Russ Vawter | Principal

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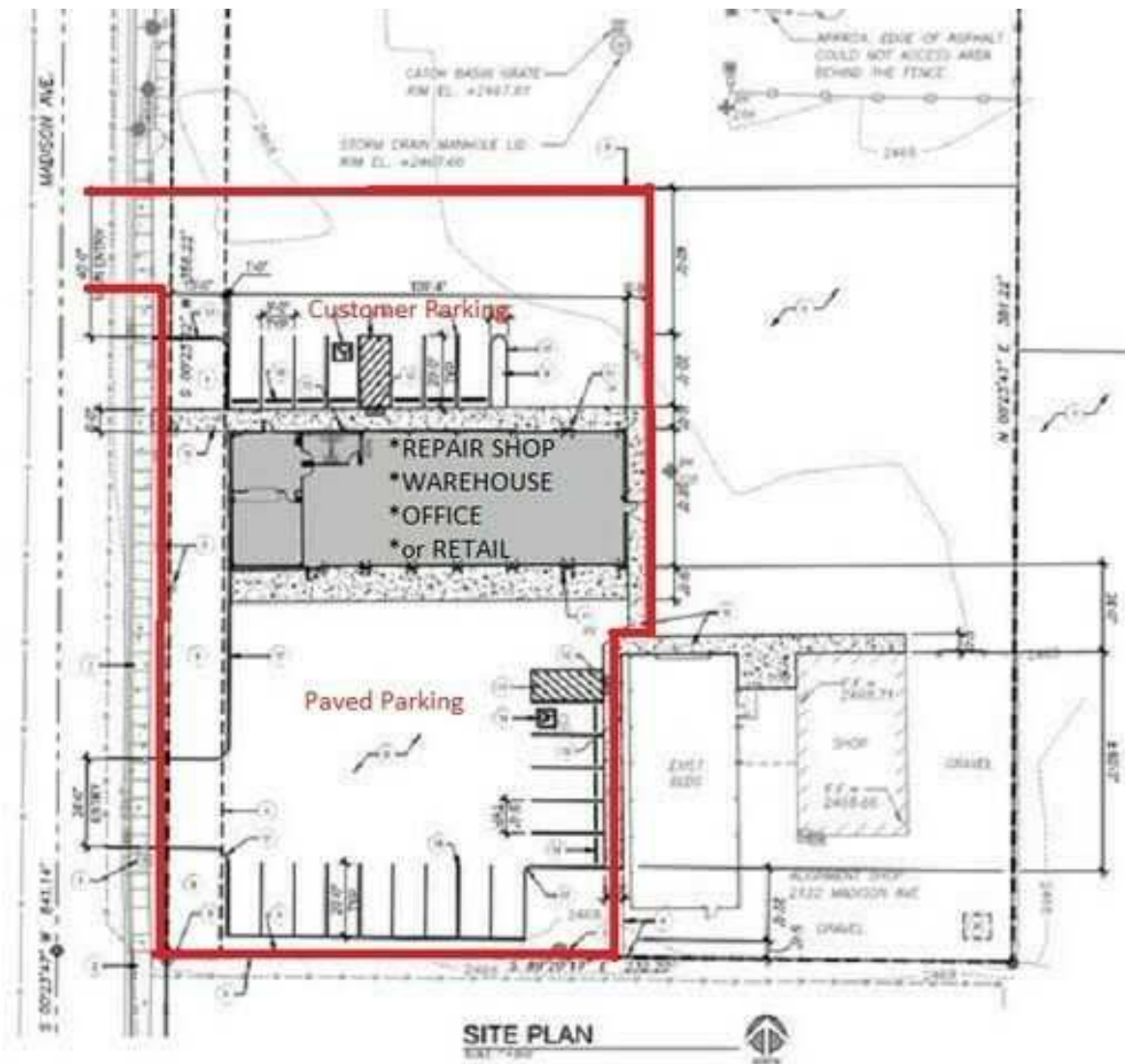
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2122	Available	4,154 SF	NNN	\$24.00 SF/yr

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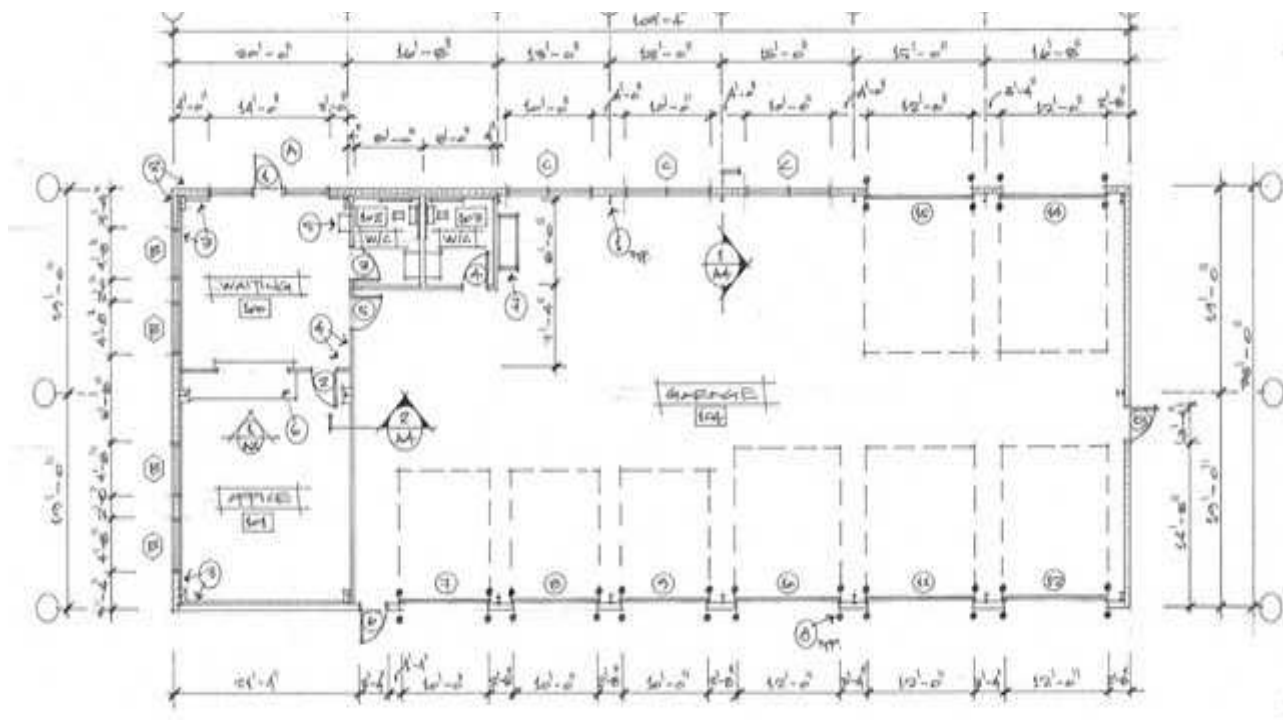
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# NEW RETAIL/INDUSTRIAL SPACE FOR LEASE 2122 MADISON AVENUE

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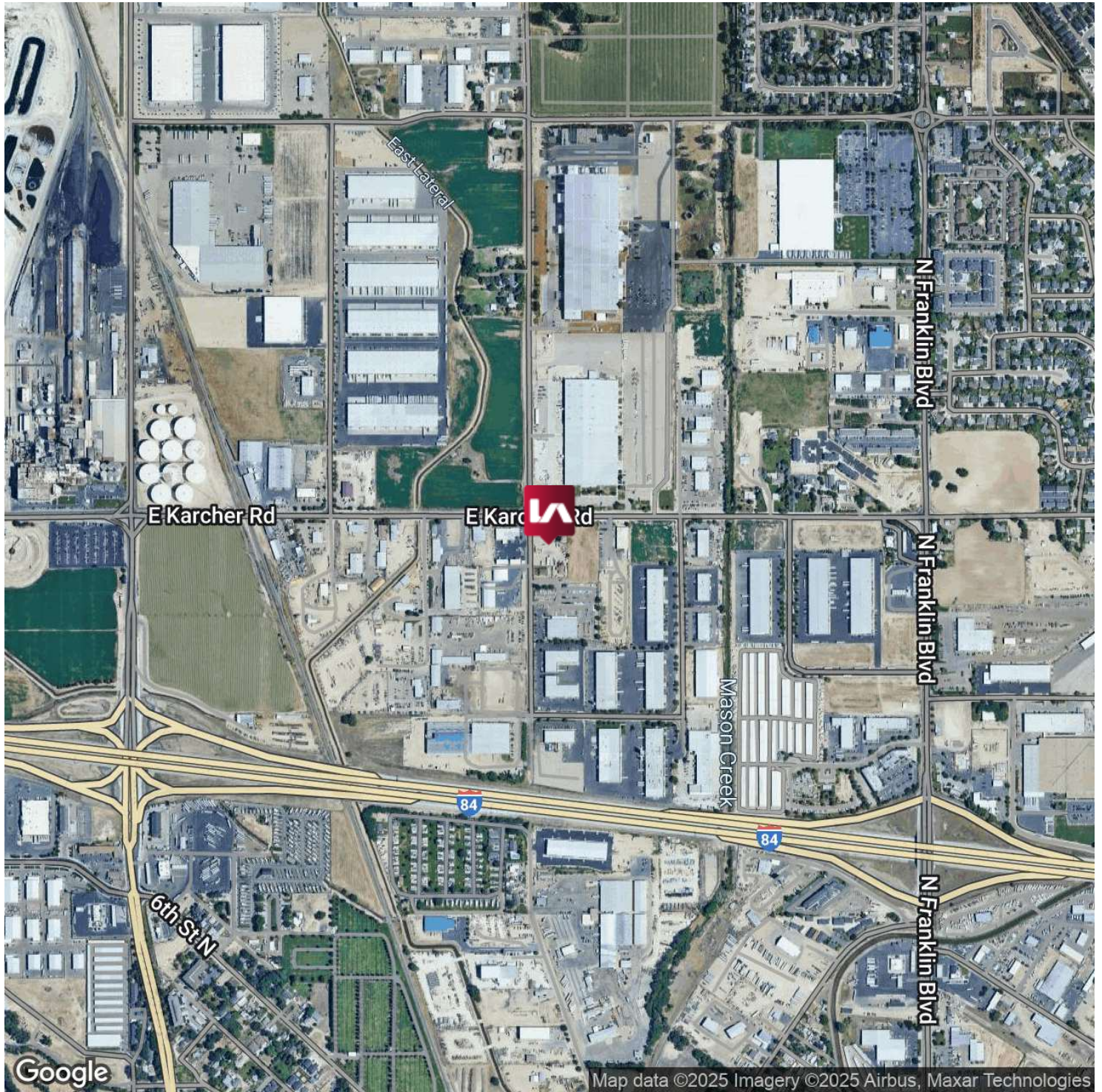
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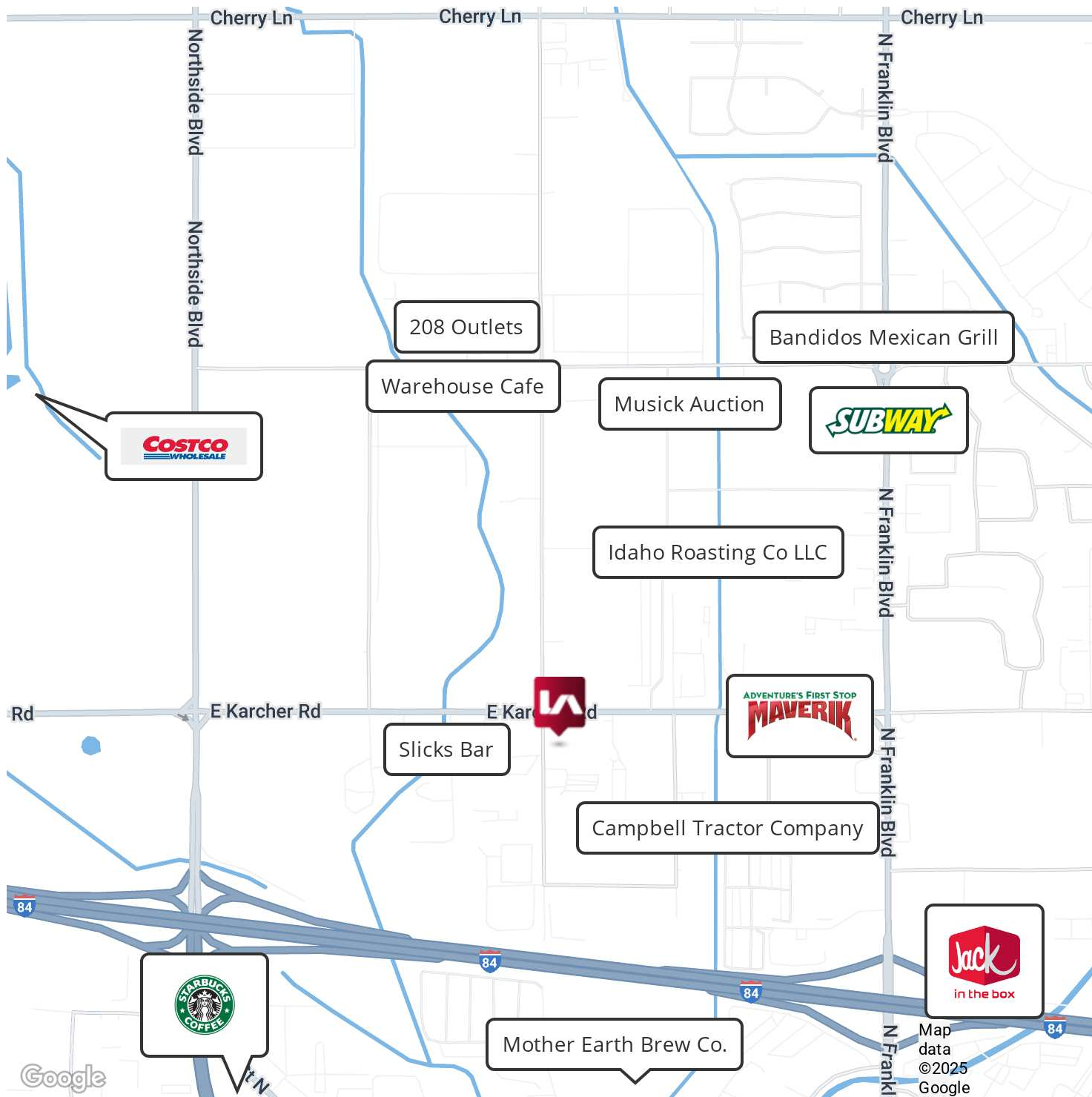
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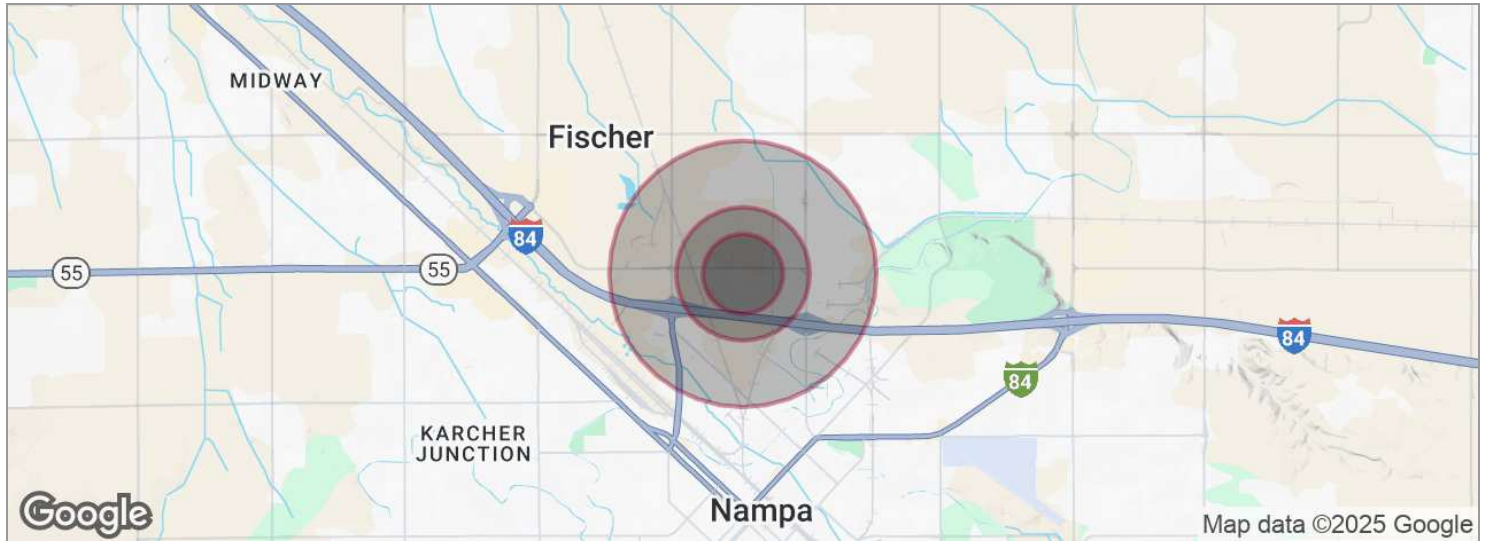


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	20	210	4,205
Median age	38	38	36
Median age (Male)	38	38	36
Median age (Female)	38	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	8	82	1,572
# of persons per HH	2.5	2.6	2.7
Average HH income	\$89,415	\$88,763	\$64,511
Average house value	\$449,400	\$439,725	\$390,047

\* Demographic data derived from 2020 ACS - US Census

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