



Address

204 & 206 E 41st Street, Garden City, Idaho

Property Highlights

- Versatile ±5,100 SF with yard
- C-2 zoning for diverse business uses
- Lease term potential for up to 3 years
- Two (2) 10x10 pass through roll up doors, for efficient operations
- Ample parking for employees and visitors
- Convenient access to major transportation routes
- Ideal for manufacturing, distribution, or showroom
- Can lease all or part
- Traffic counts Veterans Memorial Parkway & 41st Street: 32,670 VPD
- Contact Agent for showing instructions

Offering Summary

Lease Rate:	Contact Agent
Available SF:	±1.34 Acres For Lease
	Shop Space: ±2,800 SF
	Small Office: ±400 SF
	Residential: ±1,100 SF
	Detached Building: ±800 SF
	Fenced Yard: ±0.75 AC

For More Information

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Industrial Shop with Fenced Yard

±1.34 Acres | For Lease

Garden City, ID



Large paved yard area for storage



Ample parking area able to accommodate large trucks



±2,800 SF: Side entry, garage door and signage opportunity



±400 SF: Space can be used for office

Industrial Shop with Fenced Yard

±1.34 Acres | For Lease
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Residence consists of ±1,100 SF, and offers a side yard area on both sides of home



Includes detached garage



Population

	1 Mile	3 Miles	5 Miles
Total Population	10,205	109,917	214,248
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	39	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,410	48,387	91,065
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$87,439	\$91,314	\$97,691
Average House Value	\$467,816	\$565,712	\$568,690

Demographics data derived from AlphaMap

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