

Mixed Use For Sale

Swift Building

401 Main Street Caldwell, ID 83605



Property Highlights

- Sale Price: 3,399,000
- Building Size: 23,652 SF
- Lot Size: .41
- Zoning: CC
- Freestanding retail, office, light industrial, multifamily opportunity
- Located just 3 minutes from I-84 access and 2 blocks from Indian Creek Plaza
- Fantastic views
- Ample parking
- Roof replaced in 2022
- 800 AMP 3 Phase 240V
- Desirable setting close to restaurants, shopping and other services
- City of Caldwell Incentives Available

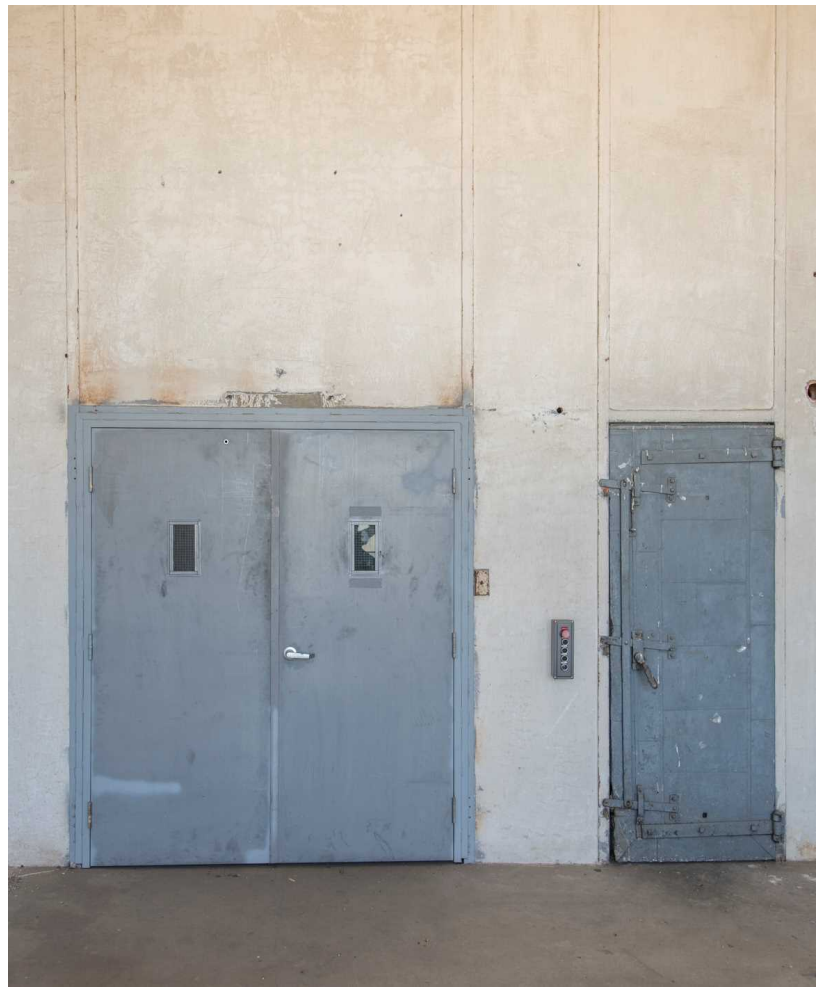
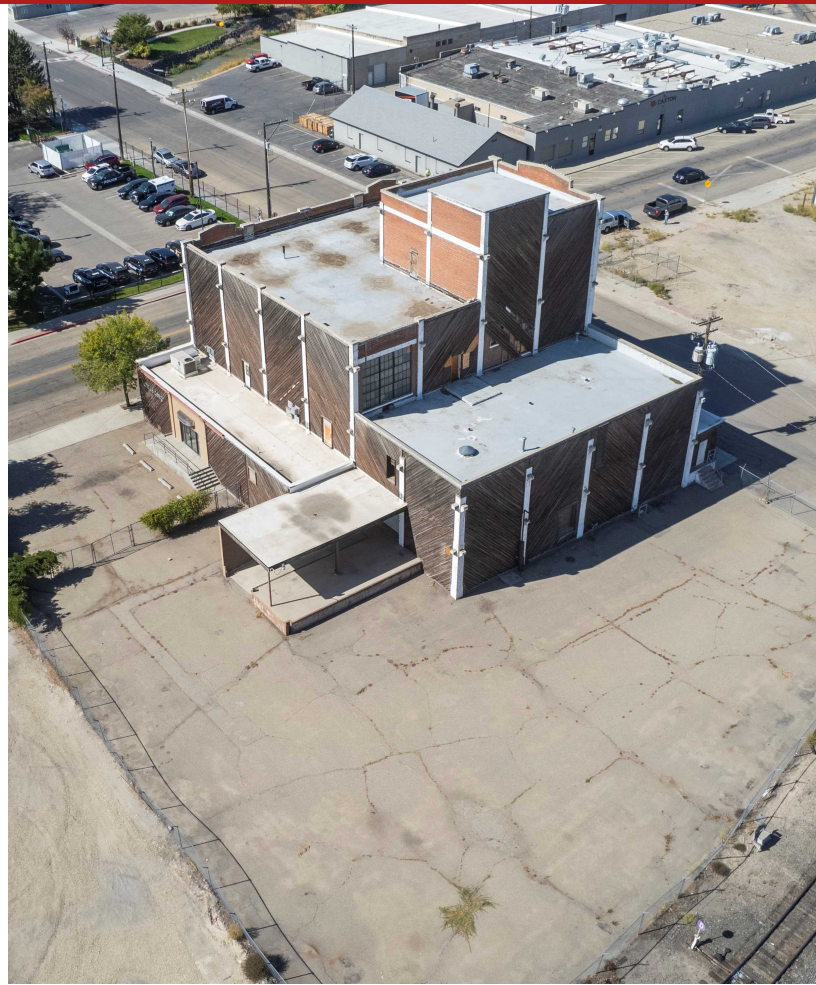
Prepared By

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PROPERTY PHOTOS

Swift Building
401 Main Street | Caldwell, ID 83605



PROPERTY PHOTOS

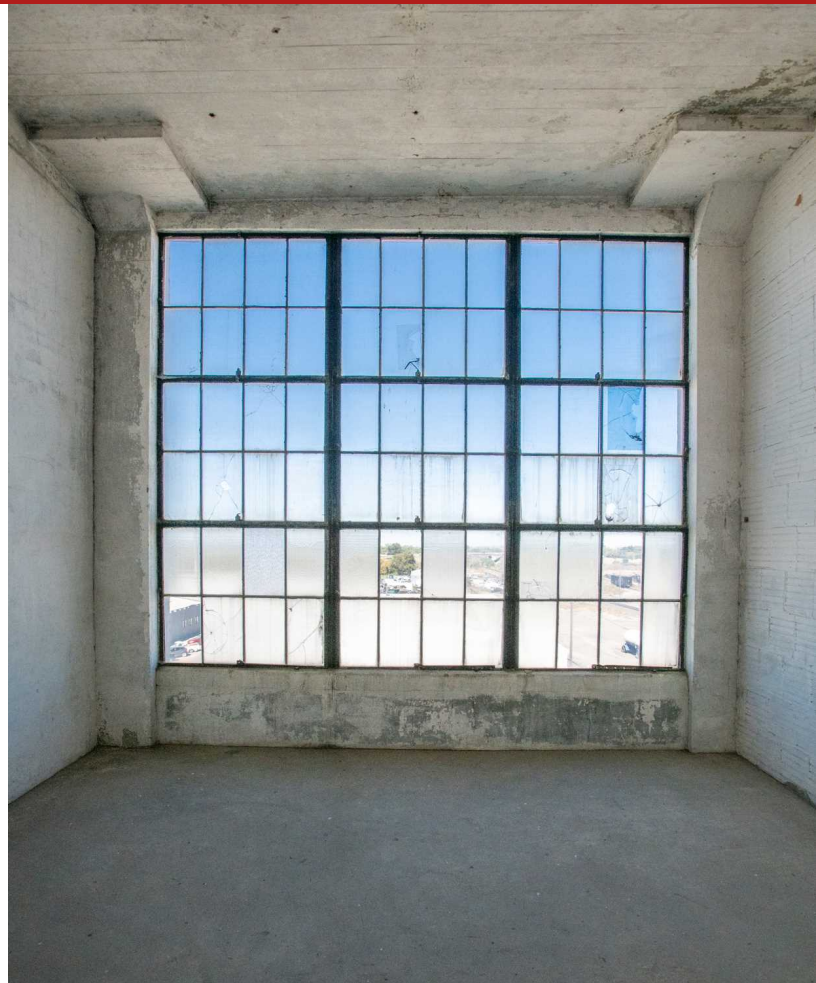
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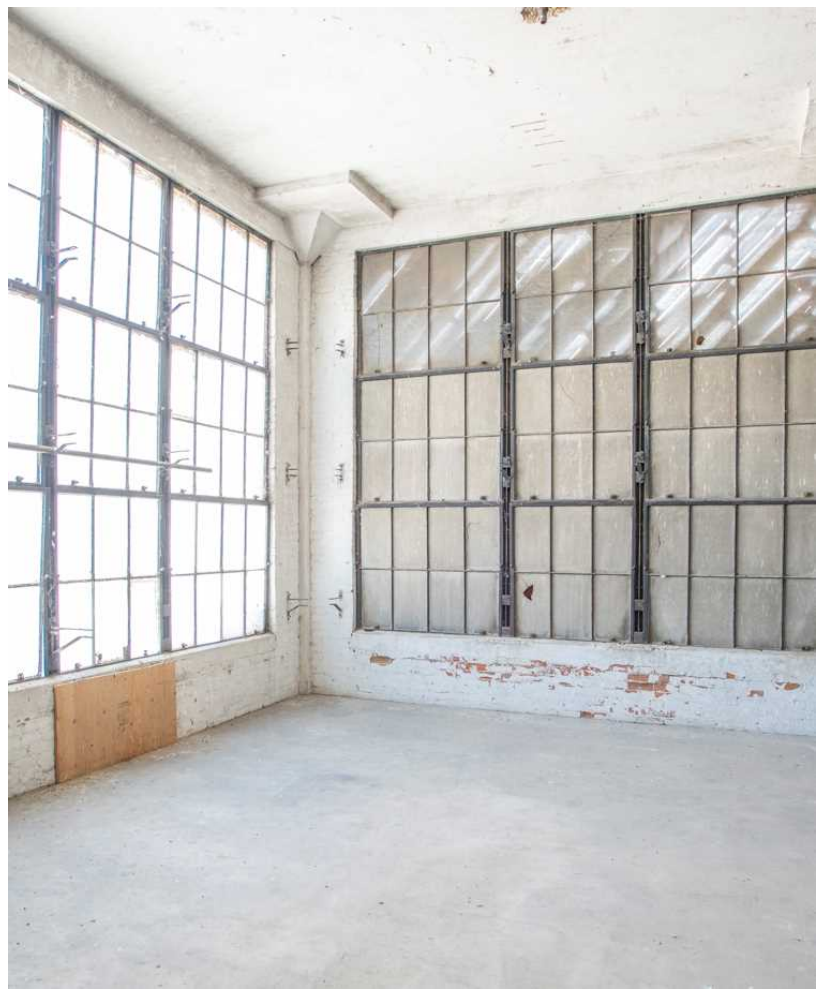
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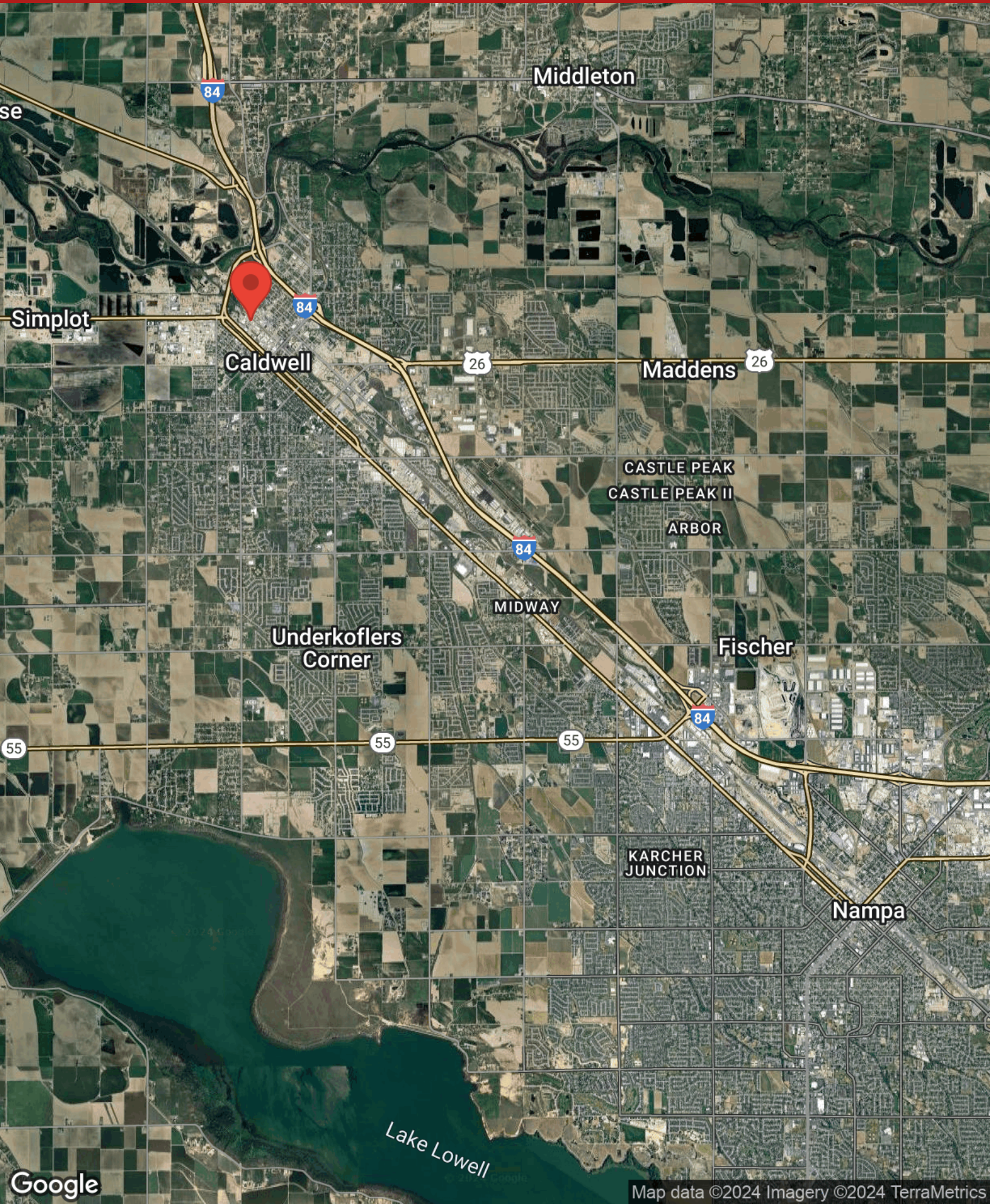
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REGIONAL MAP

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LOCATION MAPS

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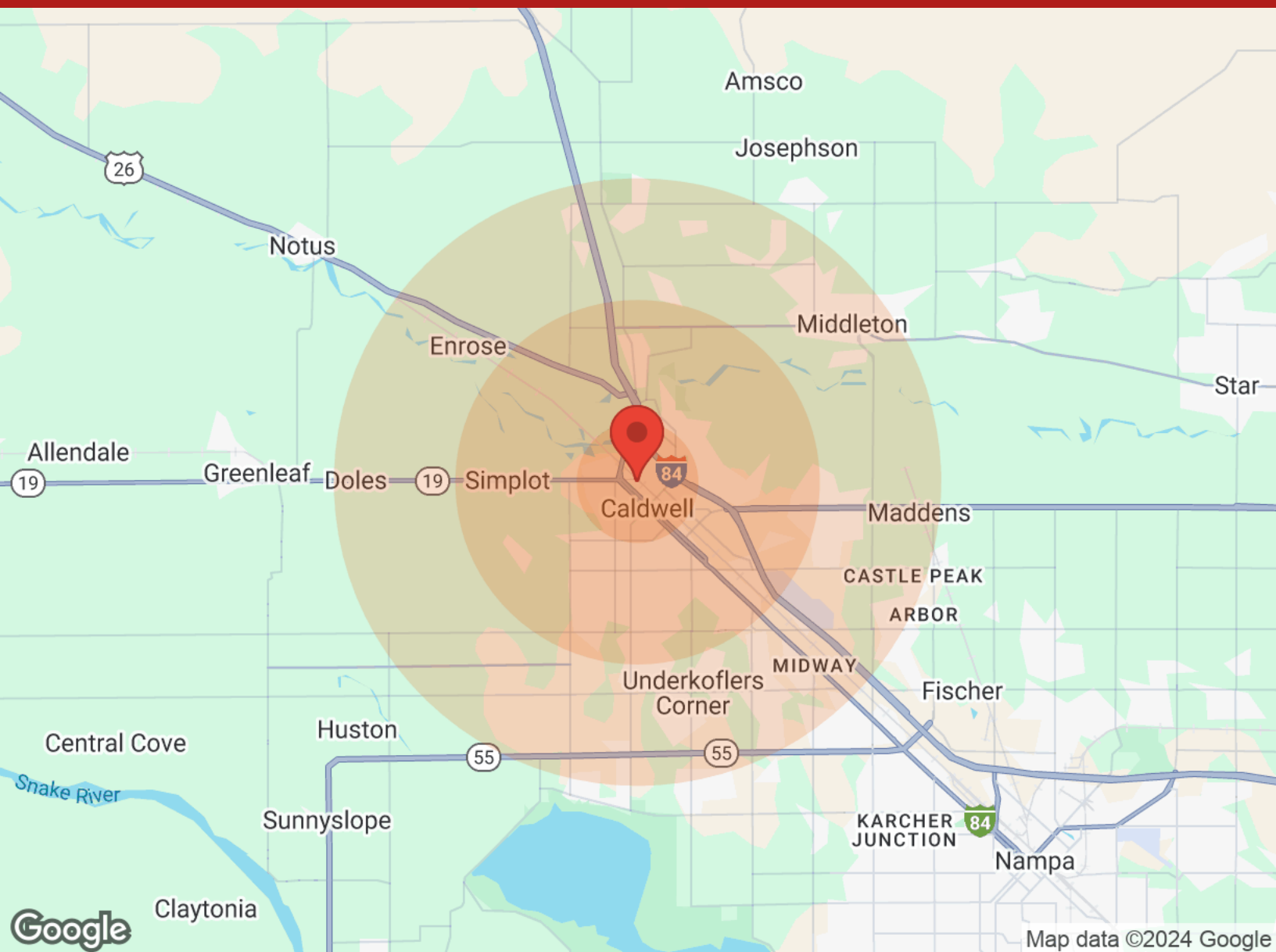
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,474	16,610	29,993
Female	2,850	17,778	29,424
Total Population	5,324	34,388	59,417

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,599	9,346	16,205
Ages 15-24	798	5,178	9,935
Ages 25-54	1,958	12,502	20,550
Ages 55-64	423	3,008	5,522
Ages 65+	546	4,354	7,205

Race	1 Mile	3 Miles	5 Miles
White	3,713	27,159	48,439
Black	N/A	69	75
Am In/AK Nat	39	197	251
Hawaiian	N/A	N/A	2
Hispanic	2,643	13,238	19,372
Multi-Racial	3,116	13,744	21,060

Income	1 Mile	3 Miles	5 Miles
Median	\$25,389	\$35,012	\$37,422
< \$15,000	533	2,142	2,990
\$15,000-\$24,999	409	1,796	2,902
\$25,000-\$34,999	258	2,054	3,093
\$35,000-\$49,999	264	2,163	3,830
\$50,000-\$74,999	254	2,167	4,074
\$75,000-\$99,999	90	624	1,436
\$100,000-\$149,999	95	516	940
\$150,000-\$199,999	10	88	122
> \$200,000	28	131	217

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,308	13,336	21,701
Occupied	2,047	12,190	19,876
Owner Occupied	900	7,733	13,609
Renter Occupied	1,147	4,457	6,267
Vacant	261	1,146	1,825