

1400 N Park Lane, Eagle, ID 83616



FOR SALE/LEASE

GREGG DAVIS

Director - KW Commercial

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SP32434, Idaho

PROPERTY DESCRIPTION

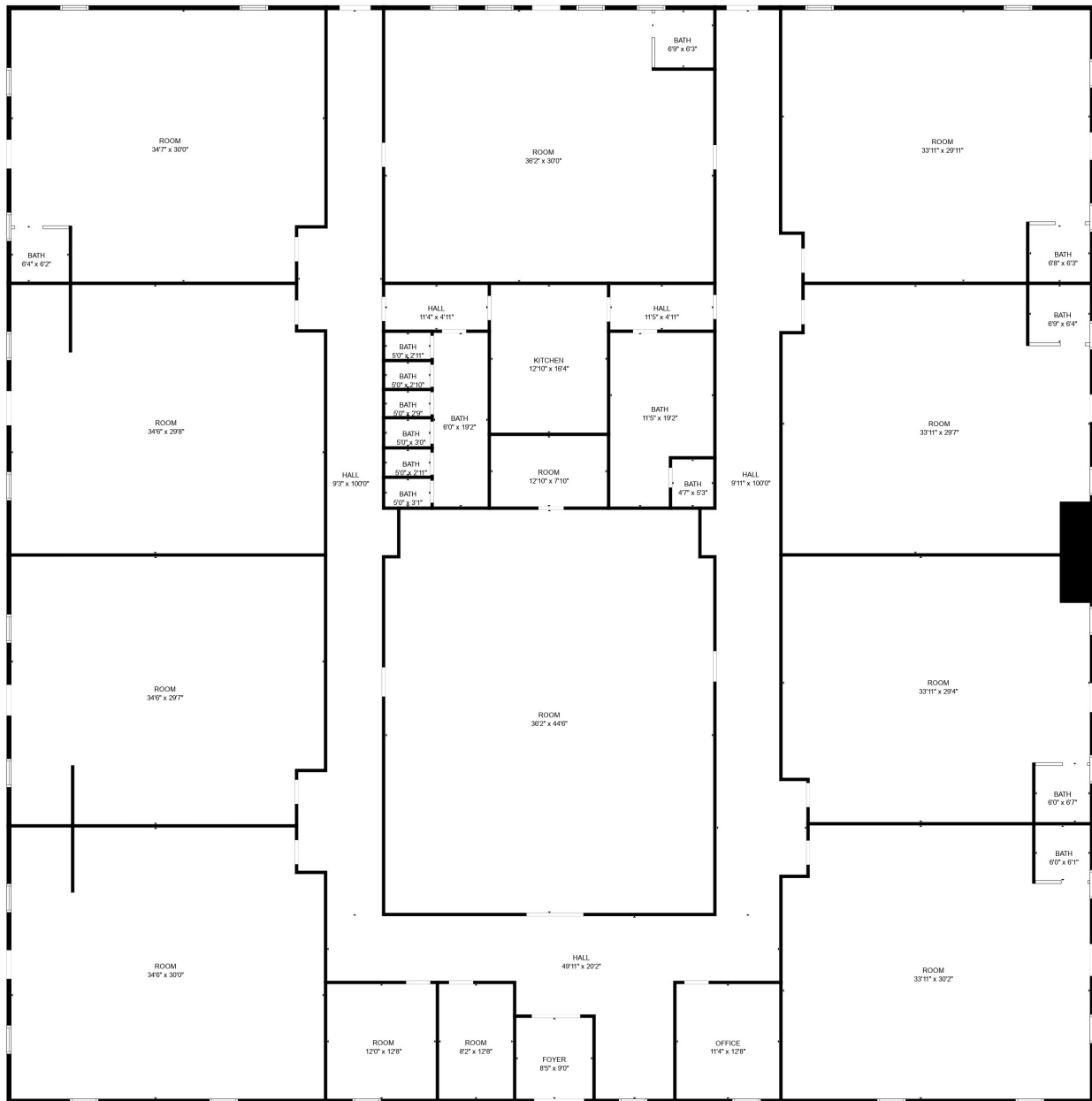
Existing school building available for sale or lease. Building is 14,400+/- sf and has 9 very large classrooms, one large gathering room, restrooms, kitchen, reception and three offices. This 2.174 acre site includes a fenced playground divided into two areas. This property would be a great daycare, preschool, Montessori, dance studio, church, or many other similar uses that require large meeting rooms/classrooms and outdoor recreation area. Some listed uses may require conditional use or other approval from the City of Eagle. Buyer to verify all information for themselves.

LOCATION DESCRIPTION

Located in Eagle, Idaho just blocks from Eagle High School and Eagle Middle School, surrounded by residential development. Close to State Street/Hwy 44, and Hwy 16.

Property Details

Price: \$4,250,000**Price / SF:** \$295**Lease Rate:** \$18.50 NNN**Building SF:** 14,400**Occupancy:** Contact Agent**Floors:** 1**Available SF:** 14,400**Lot Size:** 2.174+/- Acres**Year Built:** 2003**Building Class:** A**Parking:** 20+ spaces



TOTAL: 14293 sq. ft
FLOOR 1: 14293 sq. ft
EXCLUDED AREAS: WALLS: 240 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

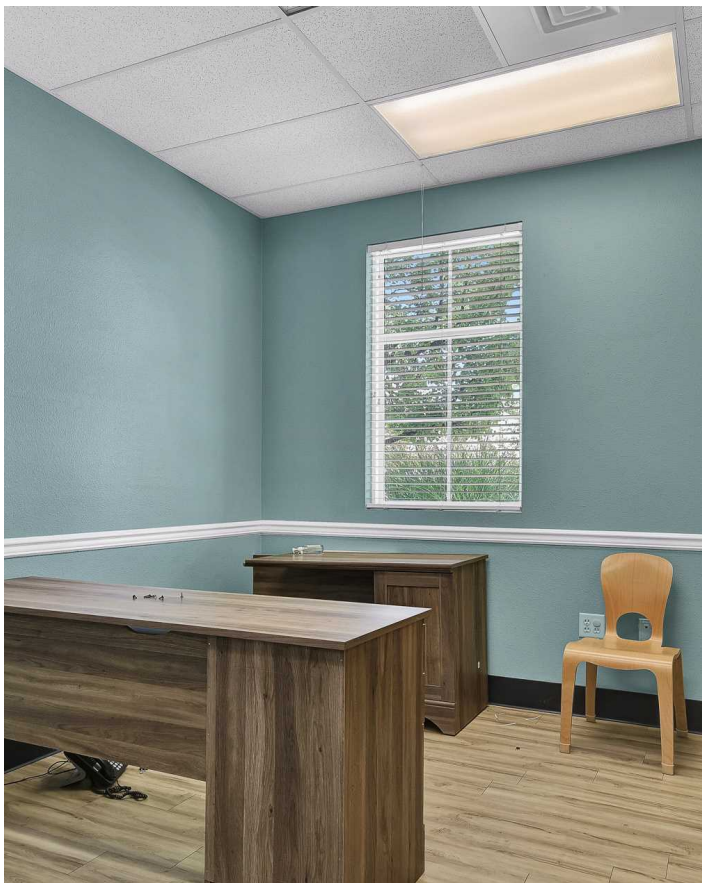
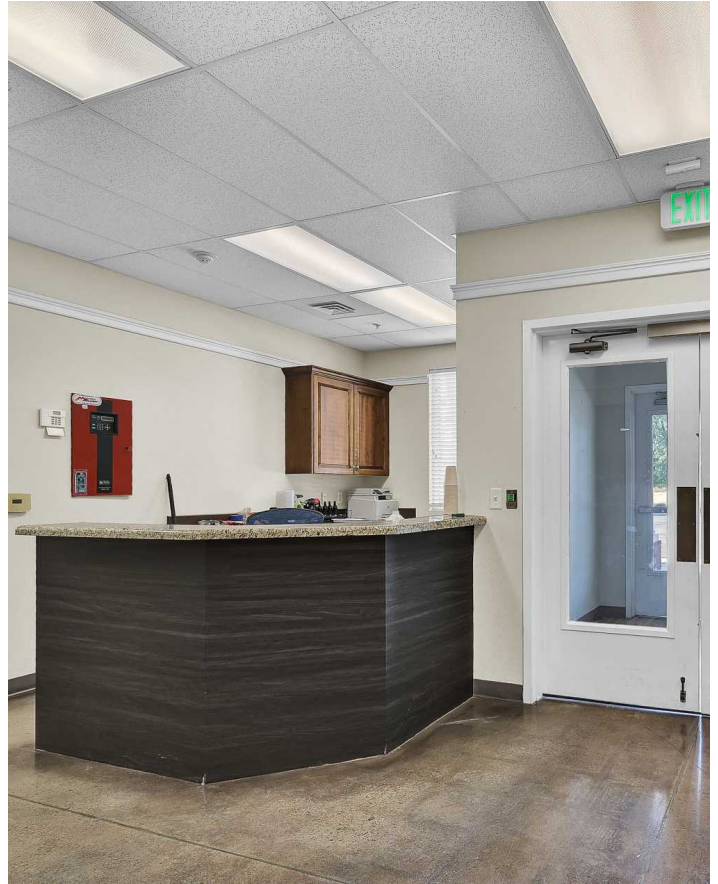
Property Photos

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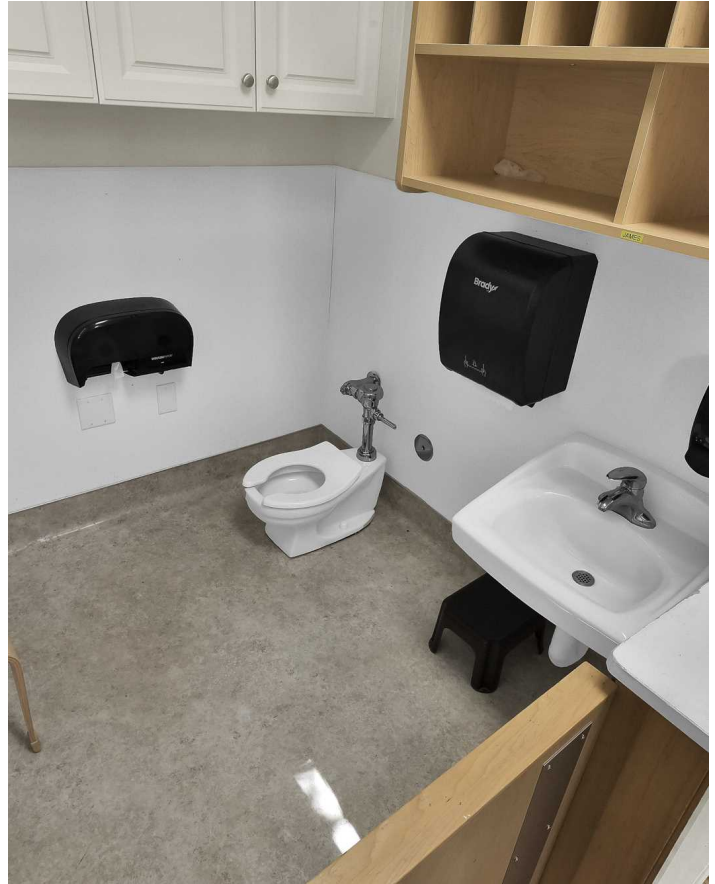
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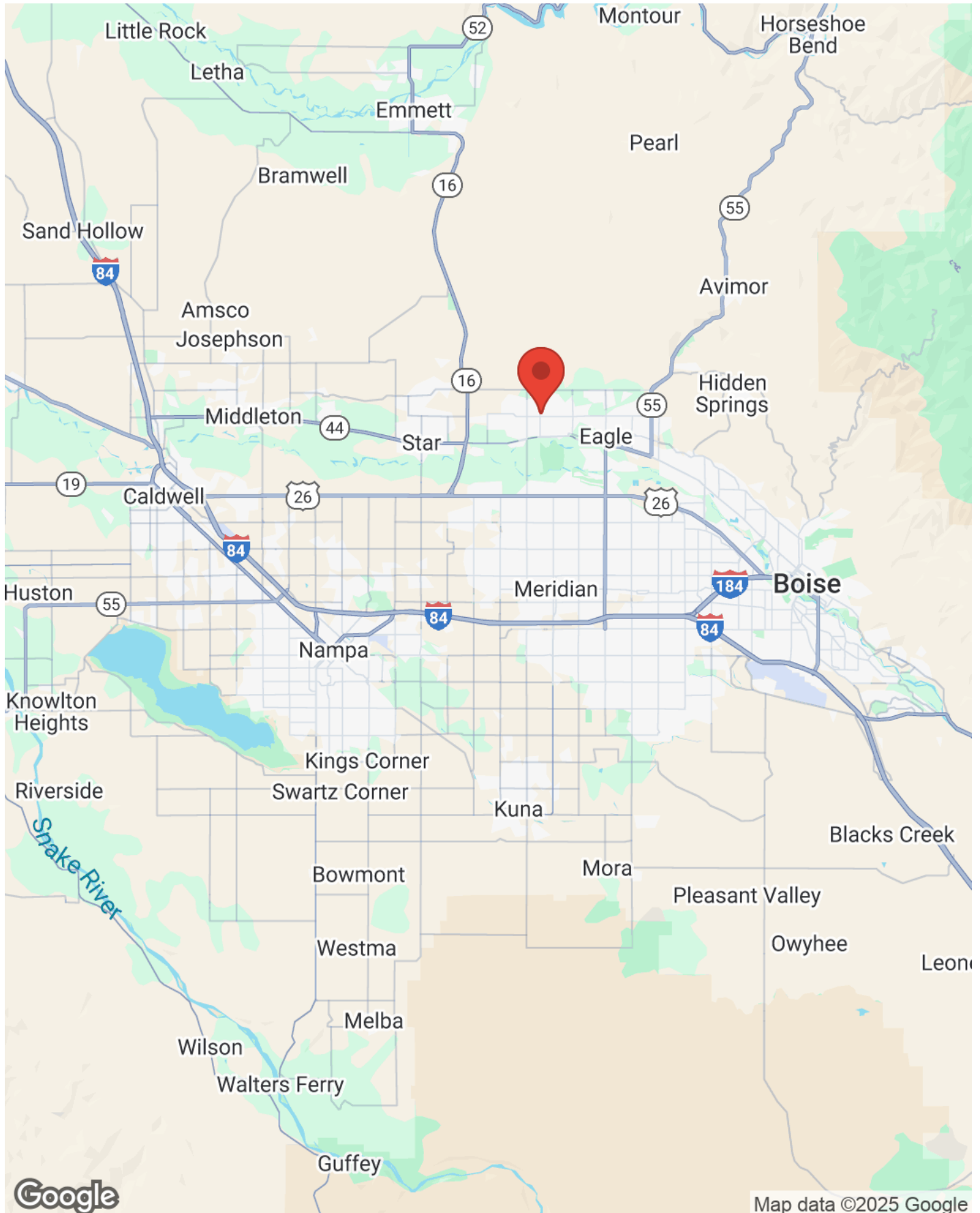
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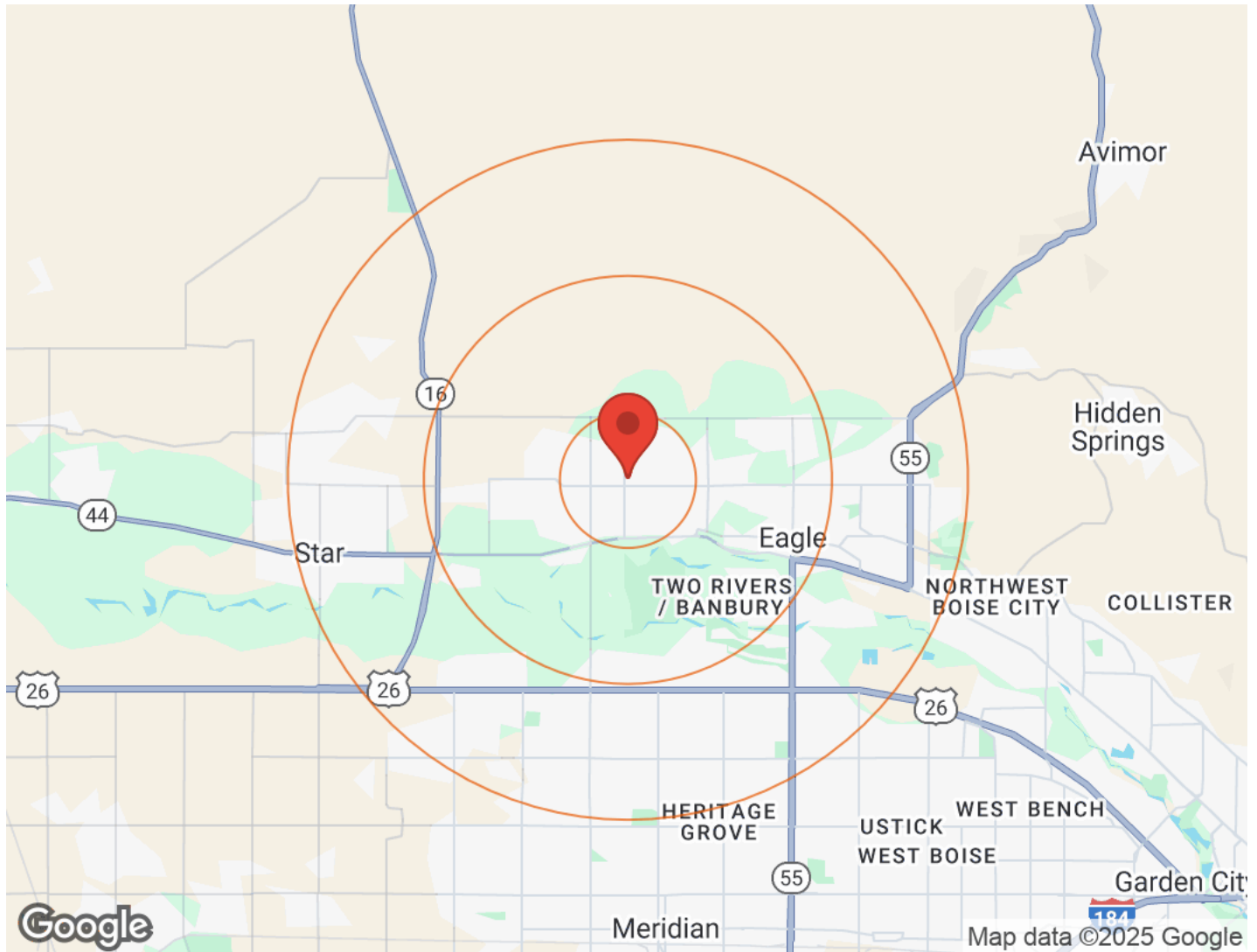
Regional Map

1400 N Park Lane



Demographics

1400 N Park Lane



Population	1 Mile	3 Miles	5 Miles
Male	2,155	11,152	49,158
Female	2,157	11,216	50,073
Total Population	4,312	22,368	99,231

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	782	3,851	19,081
Ages 15-24	557	2,639	12,109
Ages 25-54	1,414	7,334	36,497
Ages 55-64	659	3,458	12,720
Ages 65+	899	5,085	18,826

Race	1 Mile	3 Miles	5 Miles
White	3,717	19,355	84,773
Black	26	110	605
Am In/AK Nat	6	36	169
Hawaiian	4	25	119
Hispanic	335	1,754	8,365
Asian	101	443	2,411
Multi-Racial	121	635	2,699
Other	1	9	99

Income	1 Mile	3 Miles	5 Miles
Median	\$120,351	\$122,342	\$115,967
< \$15,000	124	532	1,559
\$15,000-\$24,999	6	209	1,018
\$25,000-\$34,999	69	274	1,065
\$35,000-\$49,999	39	344	2,066
\$50,000-\$74,999	277	1,321	5,397
\$75,000-\$99,999	139	888	4,362
\$100,000-\$149,999	220	1,287	7,462
\$150,000-\$199,999	175	1,143	4,469
> \$200,000	438	2,334	8,623

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,588	8,944	38,379
Occupied	1,488	8,331	36,021
Owner Occupied	1,374	7,439	30,183
Renter Occupied	114	892	5,838
Vacant	100	613	2,359