

YARD SPACE FOR LEASE

120 E 41ST ST & 4126 N OSAGE ST GARDEN CITY, ID



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 RALLENS REALTY
CONSULTANTS

FOR LEASE



PROPERTY INFORMATION

ADDRESS

120 E 41ST St &
4126 N Osage St
Garden City, ID

LOT SIZE

±1.403 Acres

UTILITIES

City utilities to street

ZONING

C-2

LEASE RATE

\$0.10/FT/MO

HIGHLIGHTS

- Potential uses for subject property:
 - Spa/Hot Tub Sales
 - Used Car Sales Lot
 - Construction laydown yard
 - RVs/overflow
 - Storage
- High traffic location with visibility off of Chinden and Veterans
- Property may be fenced off at Tenant's expense
- Located in one of the fastest growing submarkets of the Boise MSA
- Incredible infill location for yard space
- Walking distance from amenities, including dining, retail, and the Boise River Greenbelt
- Two residential towers currently under construction within two blocks; one of these towers is 18 stories

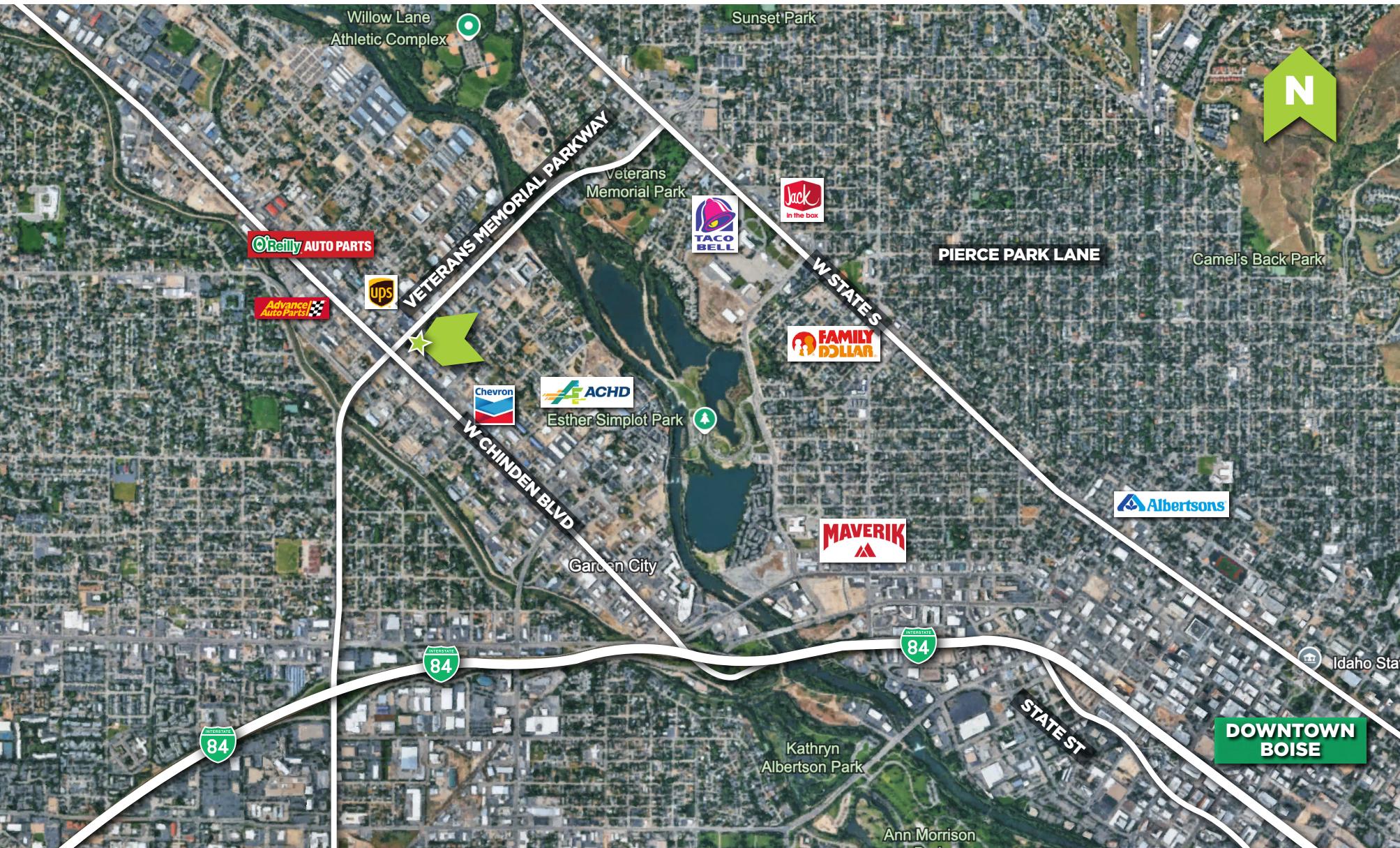
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This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055

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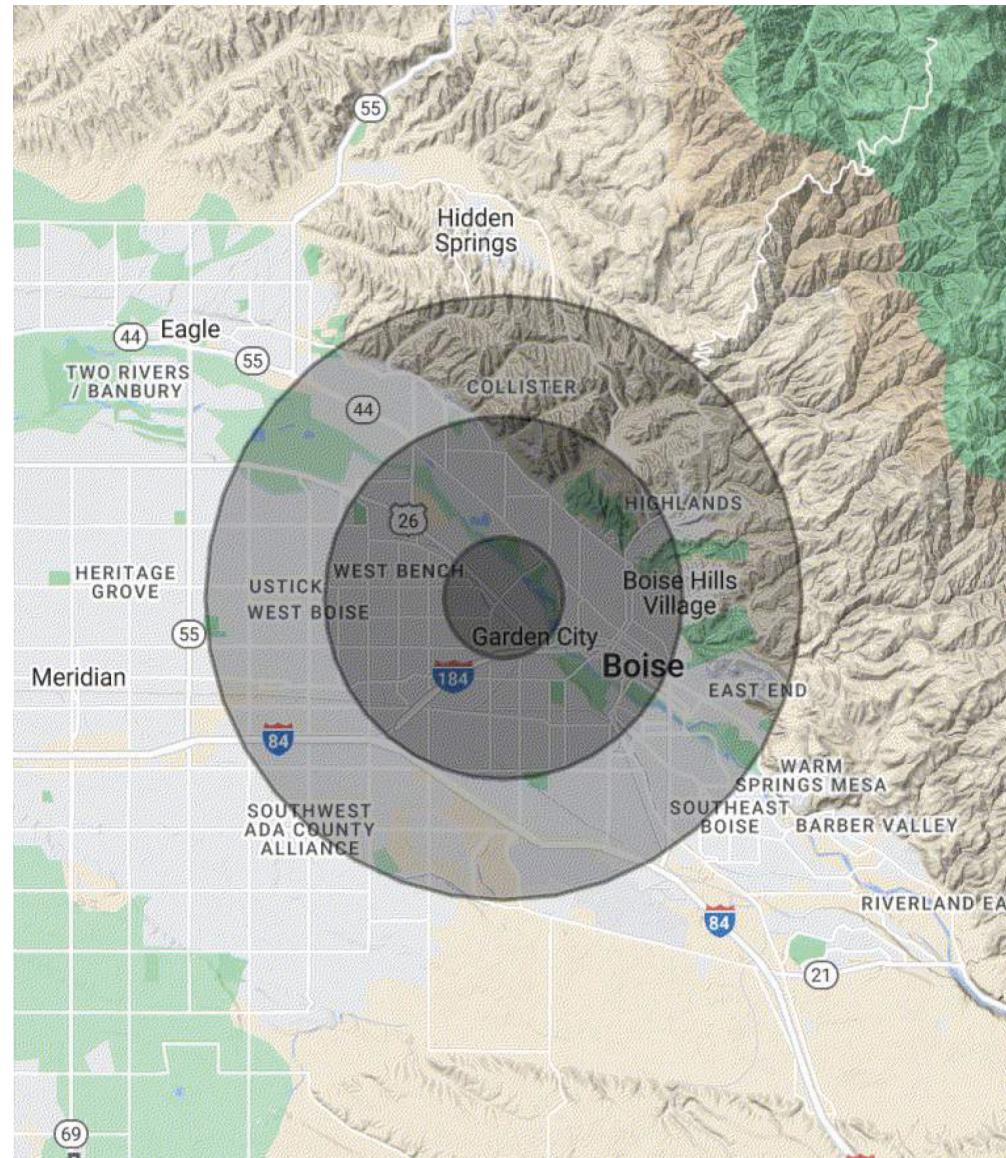
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,810	90,322	192,516
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,972	39,485	80,715
# OF PERSON PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$84,448	\$87,994	\$96,591
AVERAGE HOUSE VALUE	\$532,832	\$554,194	\$564,807

Demographics data derived from AlphaMap



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