

YARD SPACE FOR LEASE

120 E 41ST ST & 4126 N OSAGE ST

GARDEN CITY, ID



rallensrealty.com



RALLENS REALTY
CONSULTANTS

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

Yard Space for Lease

FOR LEASE



PROPERTY INFORMATION

ADDRESS	120 E 41 ST 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

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

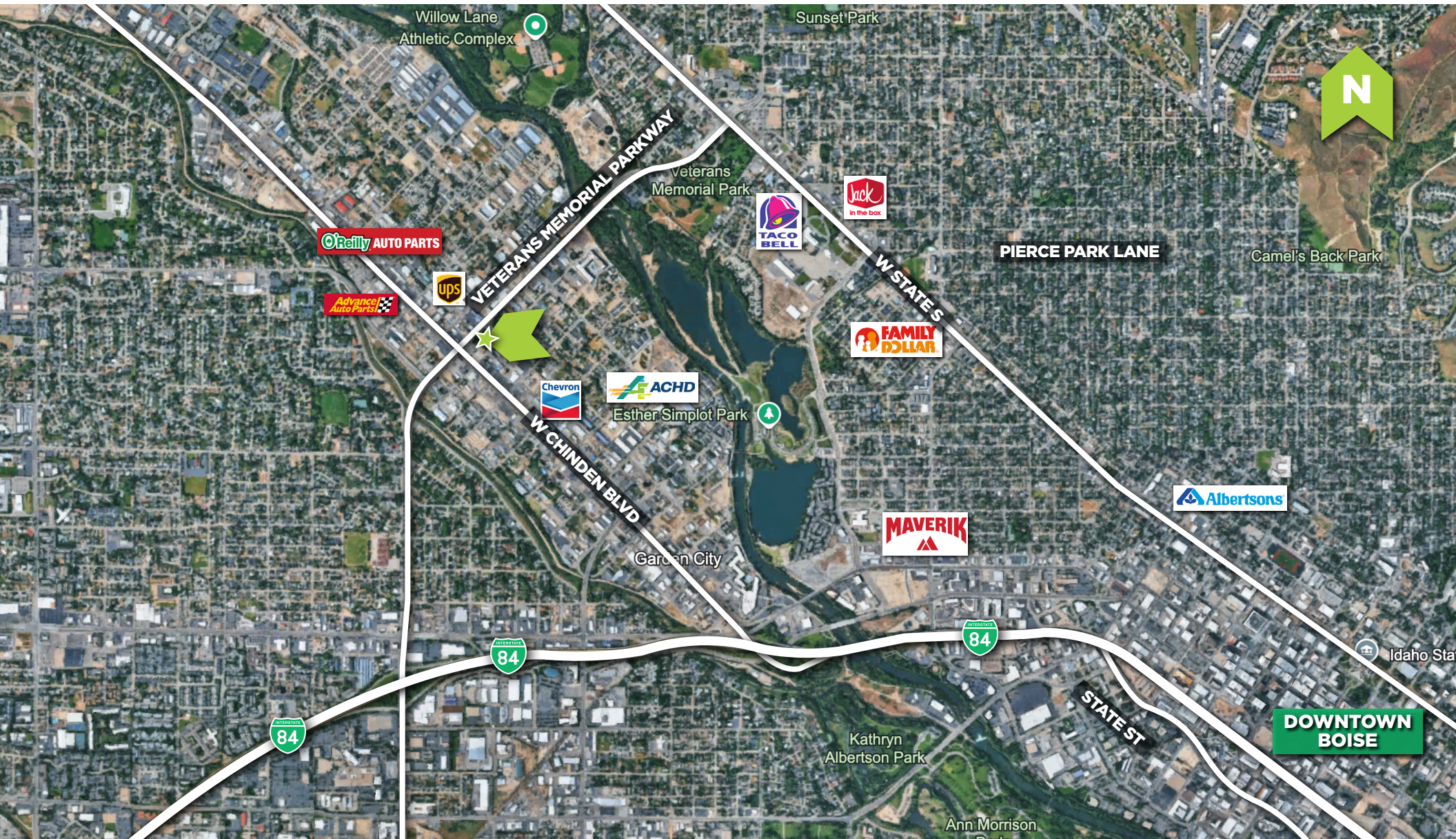
BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

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



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



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com



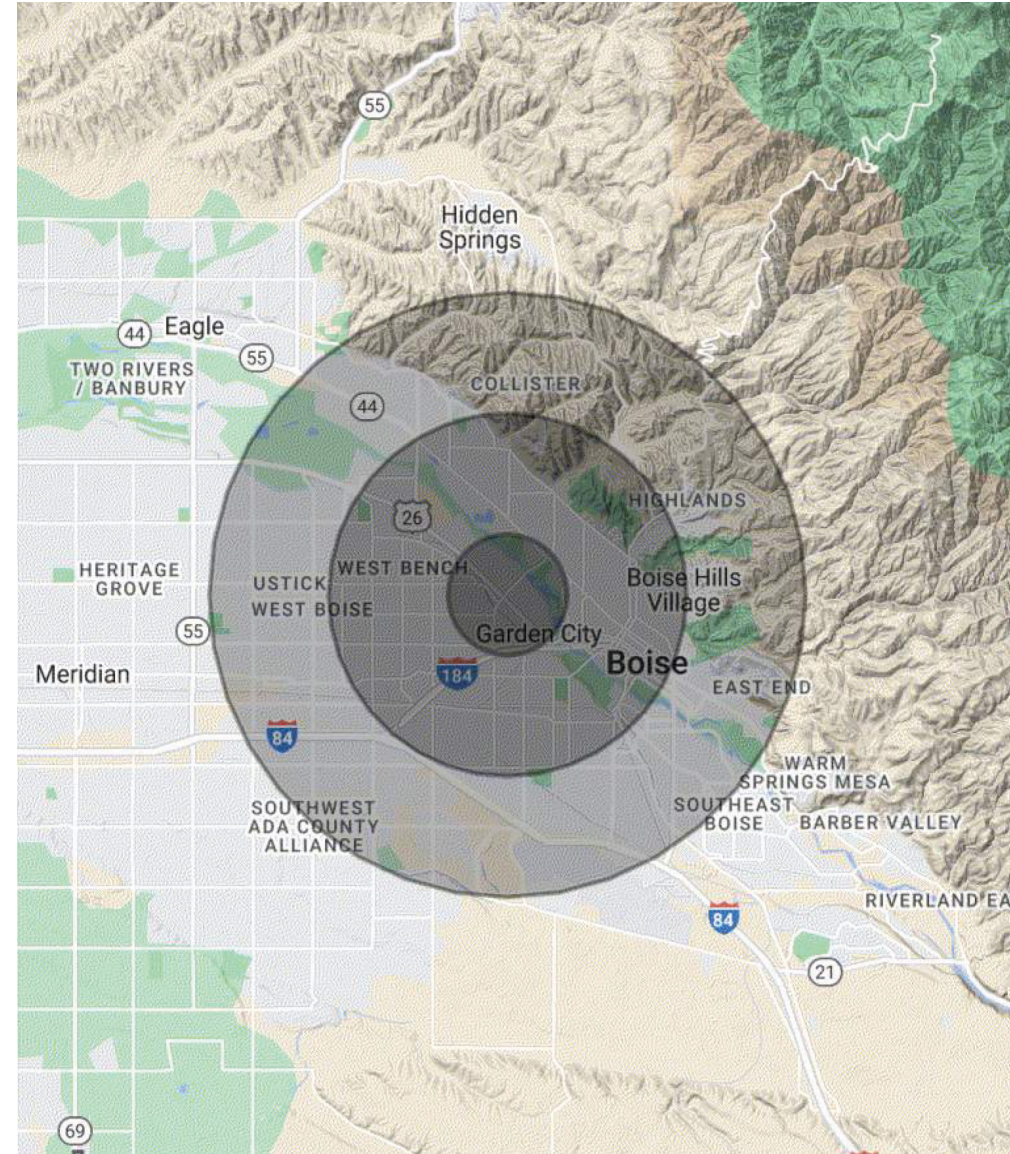
rallensrealty.com

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

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



This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com



rallensrealty.com