

Dakota Ave Dakota Ave W Dakota Ave

**SITE AVAILABLE  
1.15 ACRES**



**FOR SALE**

**410 W Dakota Ave.**

Hayden, ID 83835

**PRESENTED BY:**

**TAYLOR GIBBONS**

O: 509.939.1741

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,000,000
<b>LOT SIZE:</b>	1.15 Acres
<b>ZONING</b>	Commercial
<b>CARS PER DAY</b>	44,000

## PROPERTY OVERVIEW

A coveted corner site on Hwy 95 in Hayden, ID. Situated on the SWC of Hwy 95 and Dakota Ave.

1.15 acres for retail, fast food, banking, etc. with Hwy 95 frontage and visibility.

All utilities on site and zoned Highway Commercial. Access extended on Kirkpatrick St, Hayden Ave and Dakota Ave.

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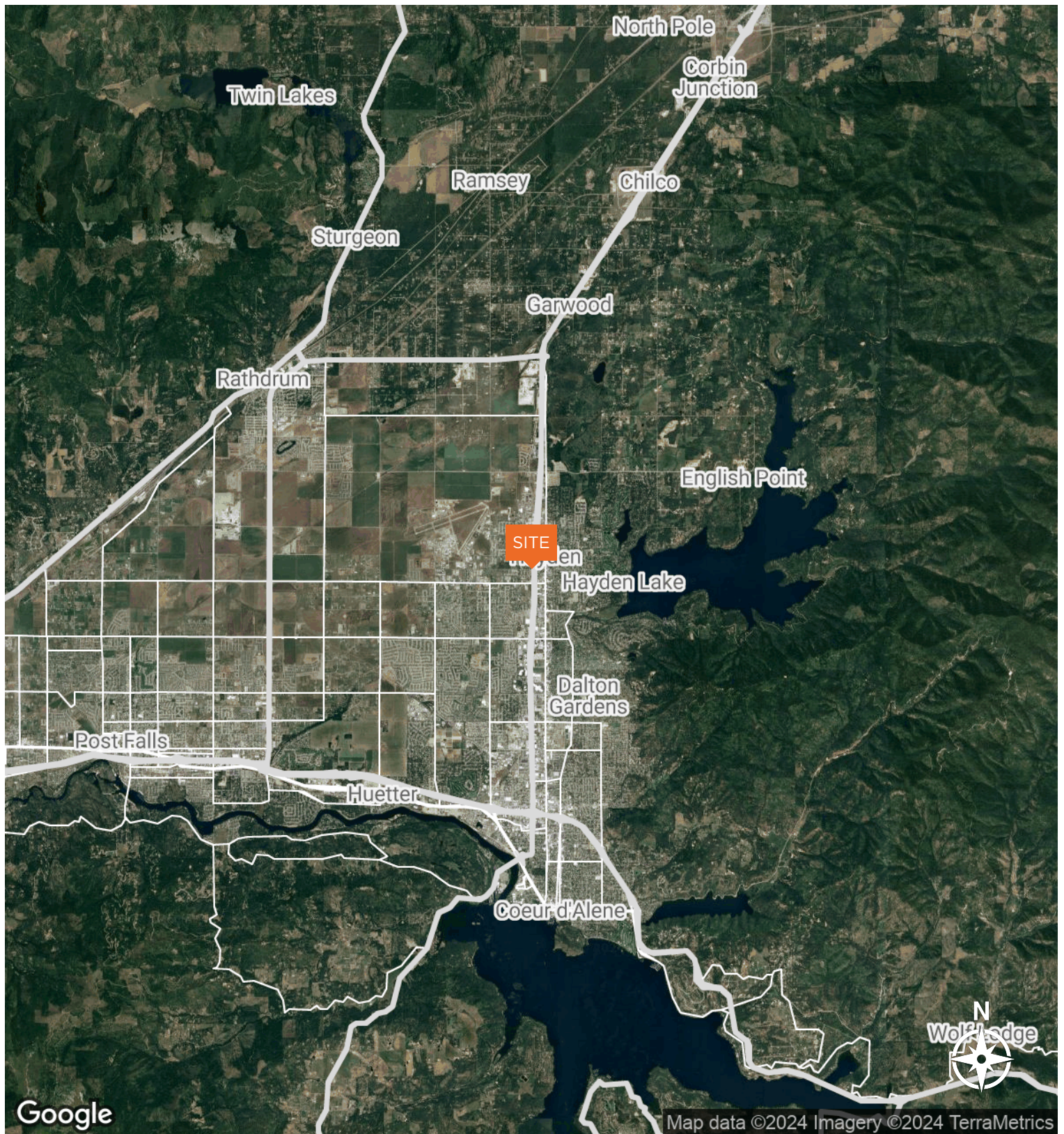


**ACCESS PHOTO**



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# REGIONAL MAP

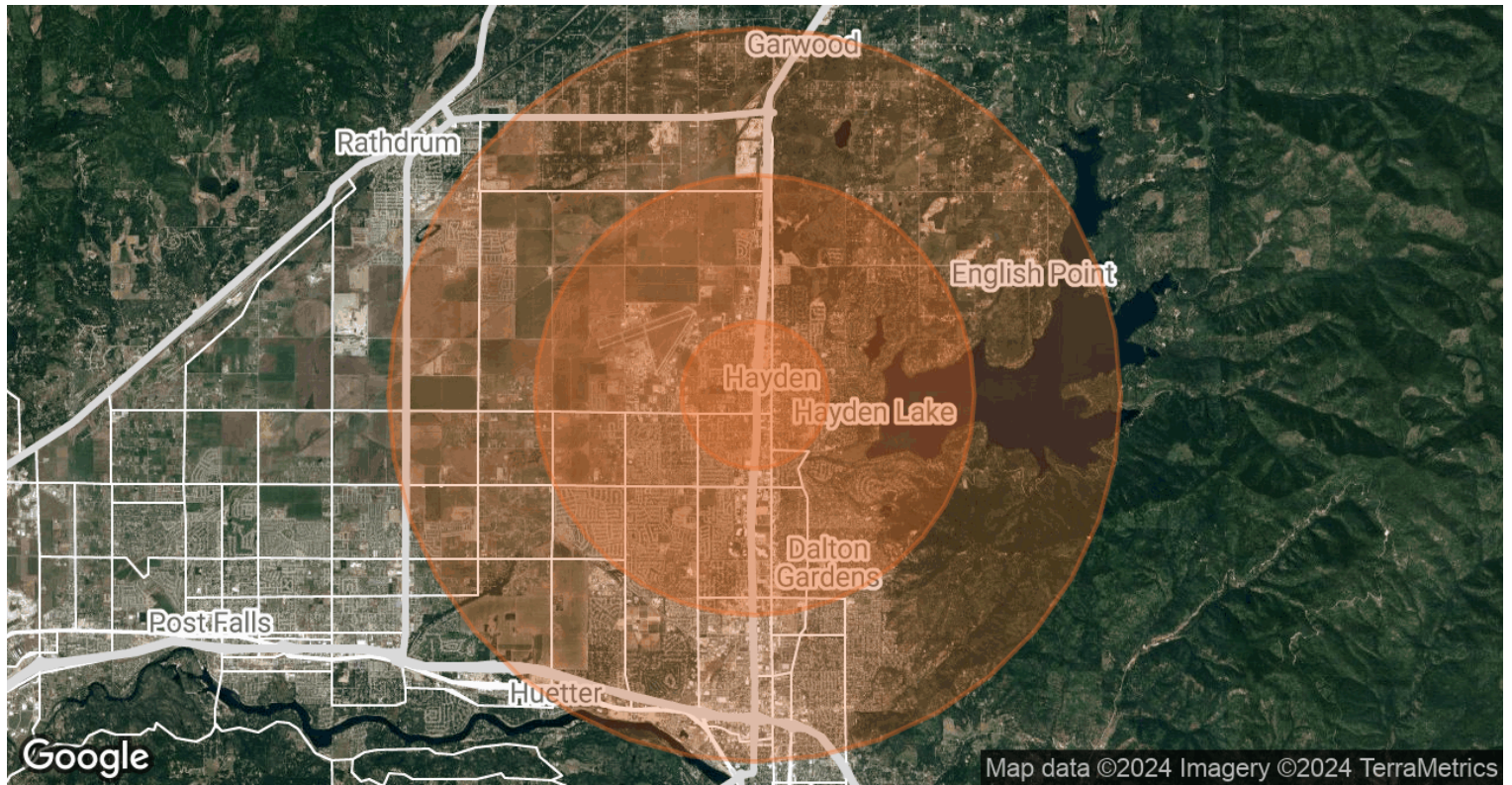


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SVN | HIGH DESERT COMMERCIAL 5

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	6,970	34,089	68,274
<b>AVERAGE AGE</b>	45.4	42.9	42.3
<b>AVERAGE AGE (MALE)</b>	40.7	40.6	40.4
<b>AVERAGE AGE (FEMALE)</b>	49.3	44.8	44.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,155	14,542	30,297
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$63,025	\$77,492	\$70,799
<b>AVERAGE HOUSE VALUE</b>	\$275,805	\$326,304	\$298,823

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