

NWC

Lake Lowell Ave. & Middleton Rd.
Nampa, Idaho

Retail, Office or Mixed-Use
Development Opportunity

Lincoln Hagood

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Mike Peña

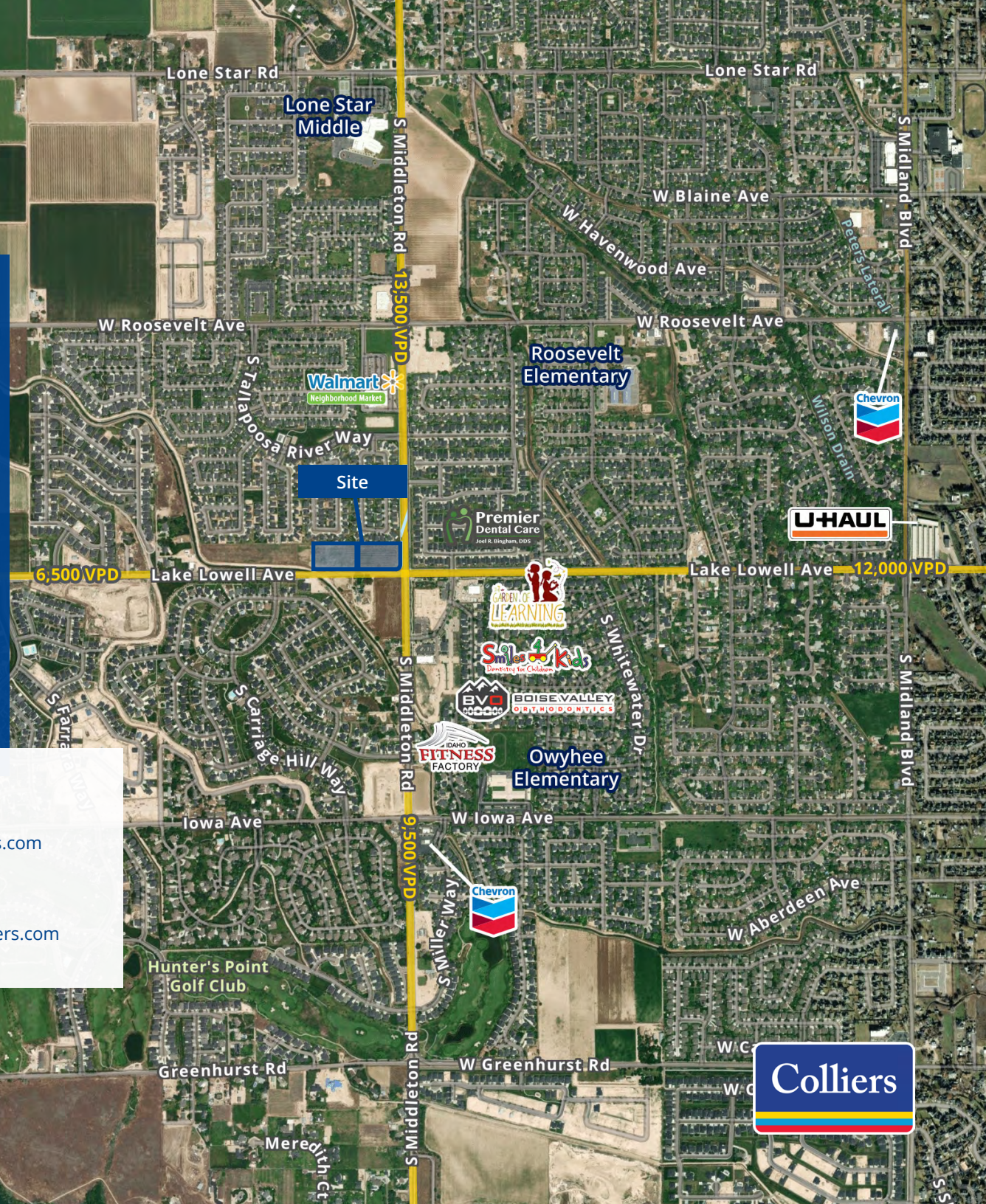
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Property Overview

Property Type	Development Site Retail, Office or Mixed-Use
Location	NWC Lake Lowell Avenue & Middleton Road
Land Size	6.074 Acres
Parcel	R3204501000 & R3204501100
Zoning	BC
Property Access	Drive By
Price	Pricing varies upon delivery condition and lot size – call for more details.

Available

Individual lots available with lot size flexibility or entire site is available.

Type	Size
Mixed Use - Retail or Office	0.50 - 6.074 Acres

Key Highlights

- Strong demographic area
- Drive-thru retail options available
- Ideal location for independent medical office or general office
- Mixed use area would be a good fit for a church, daycare, or multiple other options
- Lots of allowed uses allowed in the Business Commercial - BC Zone



Location



Google Map



Street View

CONTACT

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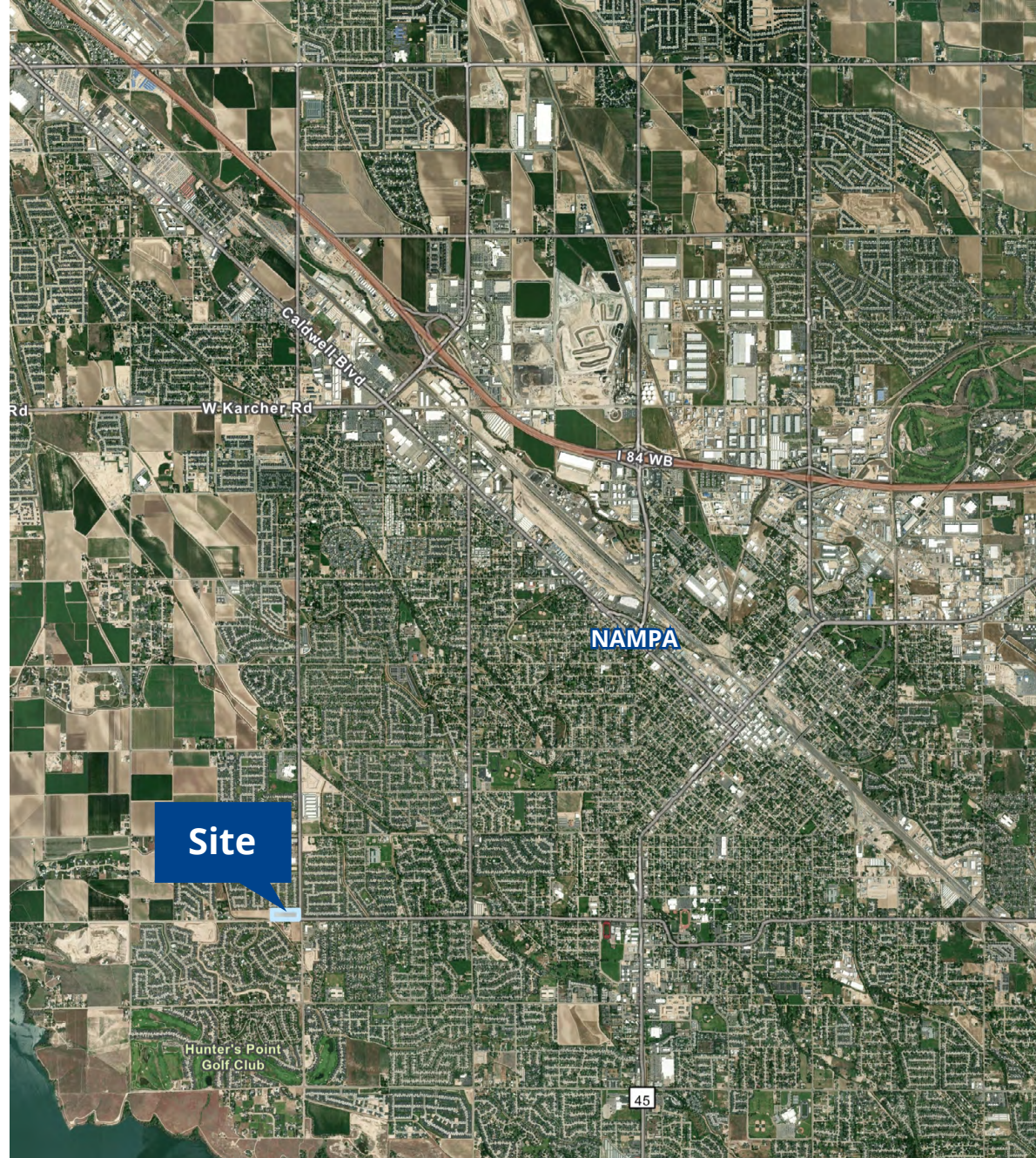
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DEMOS

	1 Miles	3 Miles	5 Miles
Population	12,547	65,666	127,619
Households	4,119	23,537	44,095
Avg. Income	\$120,005	\$87,616	\$89,279



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