



Property Description

Welcome to an exceptional opportunity ideally situated at the bustling intersection of Cleveland Blvd and Ustick Road. This prime .36-acre parcel is strategically located in a vibrant commercial area, making it perfect for a variety of business ventures. Surrounded by well-known establishments such as Chipotle, Dollar Tree, Idaho Central Credit Union and Grocery Outlet, this property benefits from high visibility and significant foot traffic. The location is easily accessible, ensuring convenience for both customers and clients alike. This property offers endless possibilities for development or investment. Whether you're looking to establish a new retail business, a restaurant, or an office space, this site provides the perfect foundation for success. Don't miss out on this rare opportunity to secure a piece of Caldwell's thriving commercial landscape!

Offering Summary

Sale Price:	\$325,000
Lot Size:	0.36 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,847	16,205	26,737
Total Population	8,203	46,535	77,062
Average HH Income	\$41,986	\$44,240	\$46,408



Tricia Callies

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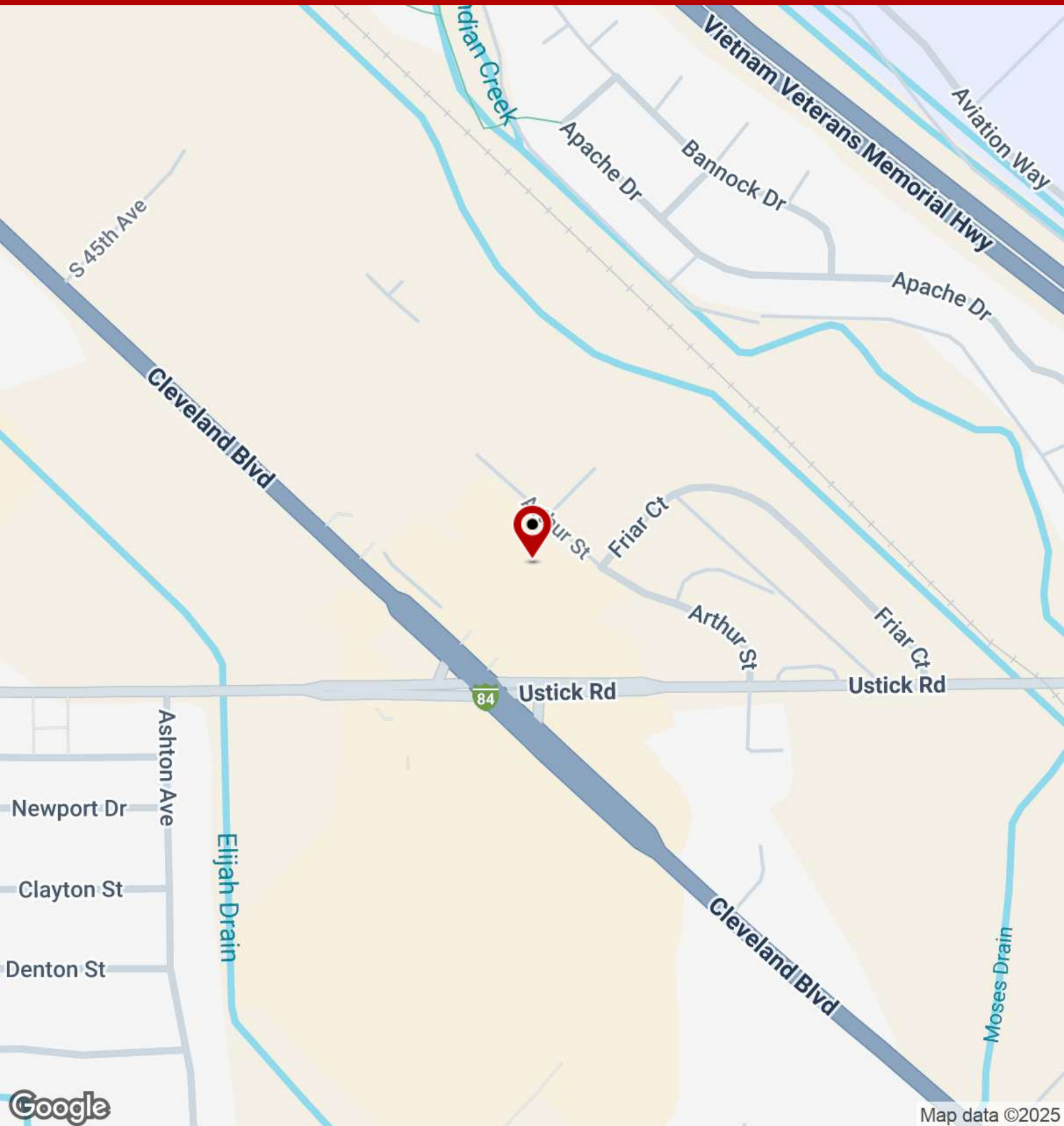
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Each Office Independently
Owned and Operated

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KW Commercial | 1065 S. Allante Place, Boise, ID 83709

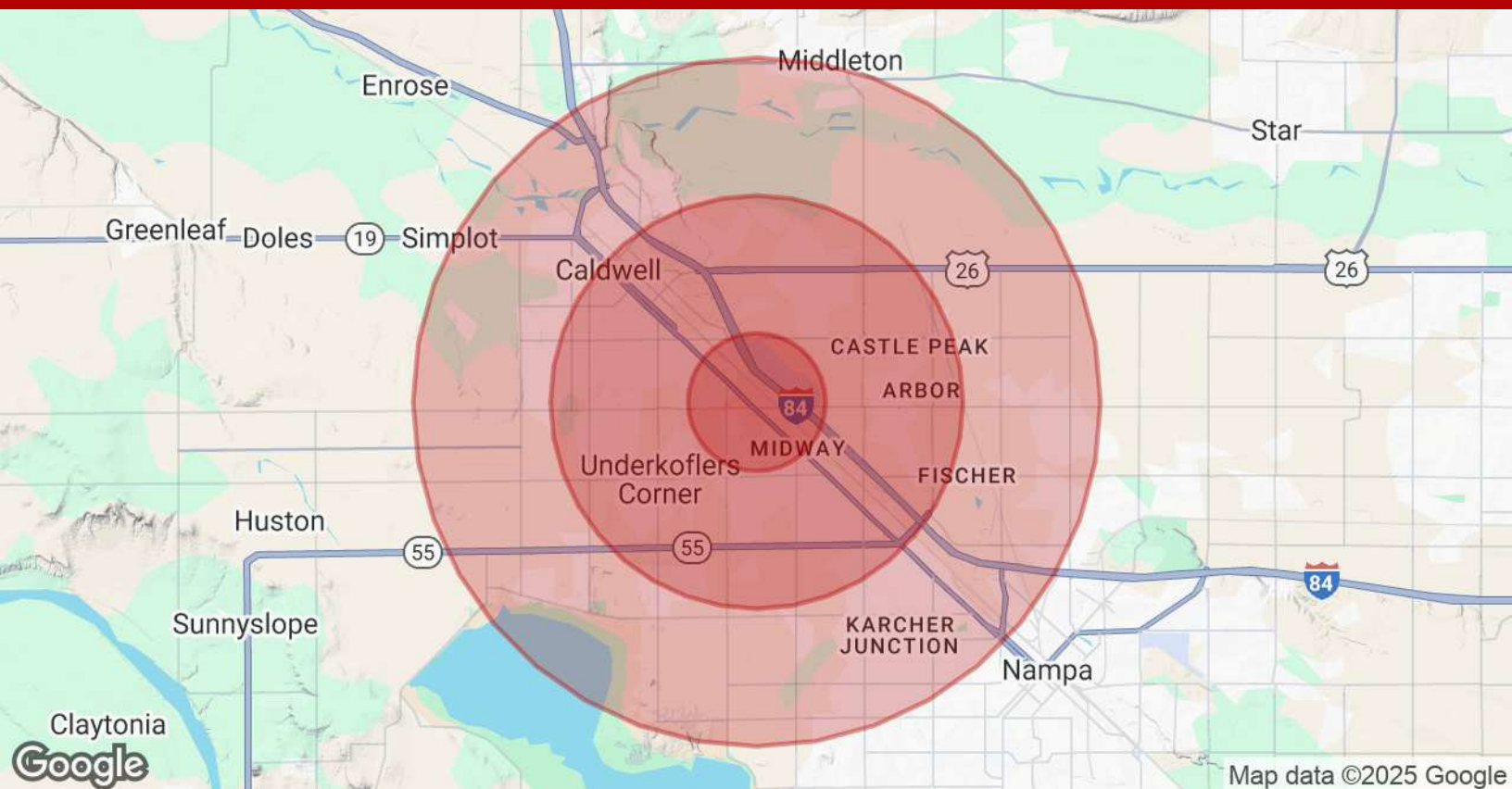


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Population	1 Mile	3 Miles	5 Miles
Total Population	8,203	46,535	77,062
Average Age	29.4	29.5	30.4
Average Age (Male)	29.0	29.3	29.7
Average Age (Female)	30.4	30.5	32.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,847	16,205	26,737
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$41,986	\$44,240	\$46,408
Average House Value	\$138,416	\$142,712	\$150,436

2020 American Community Survey (ACS)



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