

# PRIME LAND FOR SUBLEASE 413 EAST REMINGTON STREET

Garden City, ID 83714



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

## PRICE REDUCTION



### ECONOMIC DATA

**LEASE RATE:** \$0.08 SF/month (NNN)

### PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Garden City

### LISTING DATA

**AVAILABLE SF:** 53,143 SF  
**ACRES:** 1.22  
**ZONING:** C-2

### PROPERTY OVERVIEW

Lee & Associates is pleased to present a rare opportunity to sublease 1.22 acres of prime land at 413 E. Remington Street in the heart of Garden City's established business district. This turn-key property is ideal for businesses needing secure excess land or space for other operations.

### PROPERTY HIGHLIGHTS

- Ample space for a wide variety of commercial needs
- Water and electricity are available
- Situated in a well-known Garden City C-2 commercial zone, providing excellent access to major transportation routes
- Ideal For: Equipment sales/rental/service, logistics & staging operations, contractors & service businesses, etc.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

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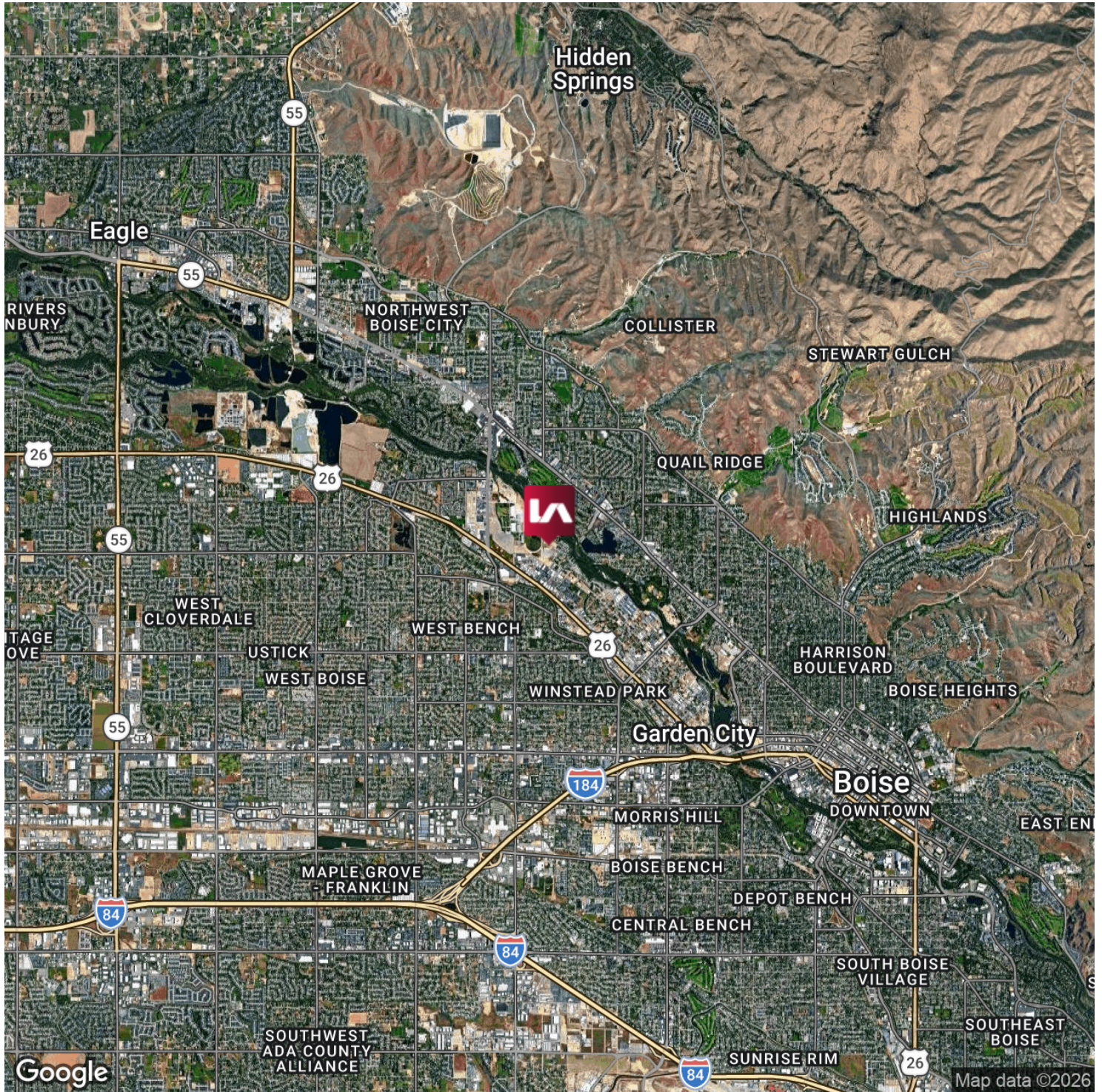
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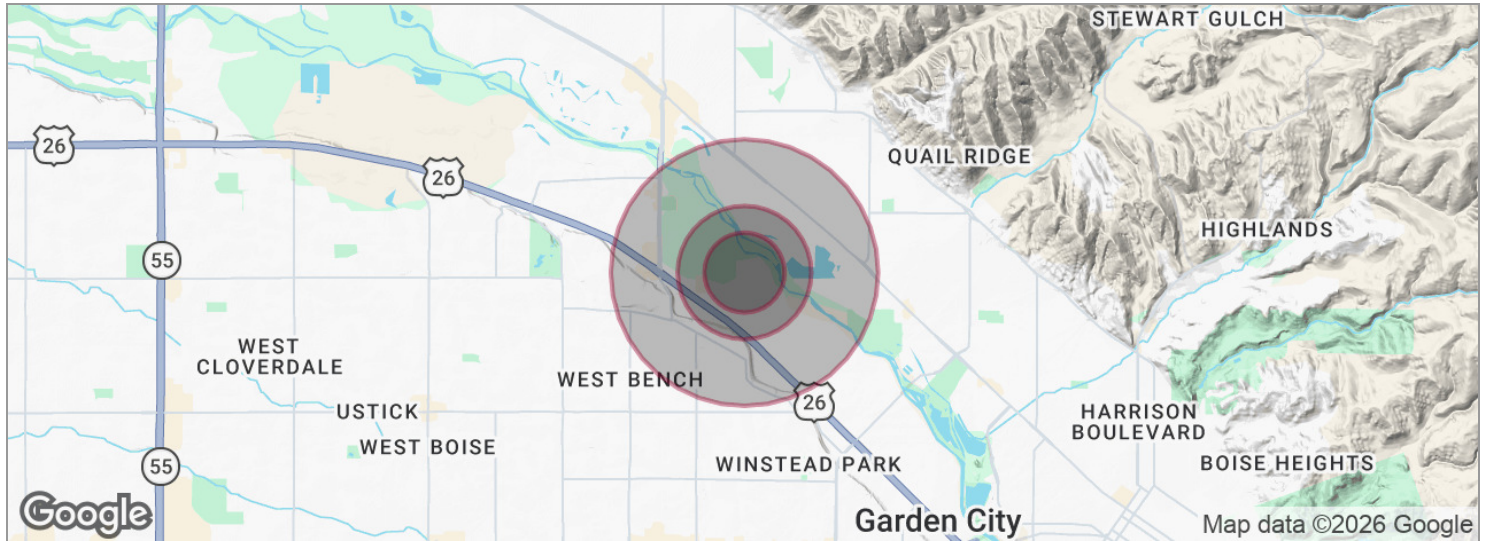


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total population	697	1,673	9,507
Median age	44	46	42
Median age (Male)	43	45	41
Median age (Female)	45	47	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	395	895	4,360
# of persons per HH	1.8	1.9	2.2
Average HH income	\$68,940	\$81,207	\$92,417
Average house value	\$340,708	\$522,960	\$575,084

\* Demographic data derived from 2020 ACS - US Census

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