

# 8160 W Overland Rd

Boise, ID 83709



Ground Lease  
Redevelopment Opportunity



Suite 7020



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# Property Profile



## PROPERTY DETAILS

Space Available	± 3,845 SF
Land Size	1.1 Acres
Pricing	Contact Agent

## HIGHLIGHTS

- Freestanding ±3,845 SF retail building on high-visibility Overland Road
- Anchored by Walmart and Lowe's with strong surrounding national retail
- MX-2 zoning (City of Boise) allows a wide range of retail, service and redevelopment uses
- Excellent redevelopment opportunity in a mature, high-traffic corridor

# Site



## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	7,160	90,586	245,373
Households	2,827	37,083	100,934
Avg. Income	\$107,649	\$102,844	\$110,244





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## CONTACT

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