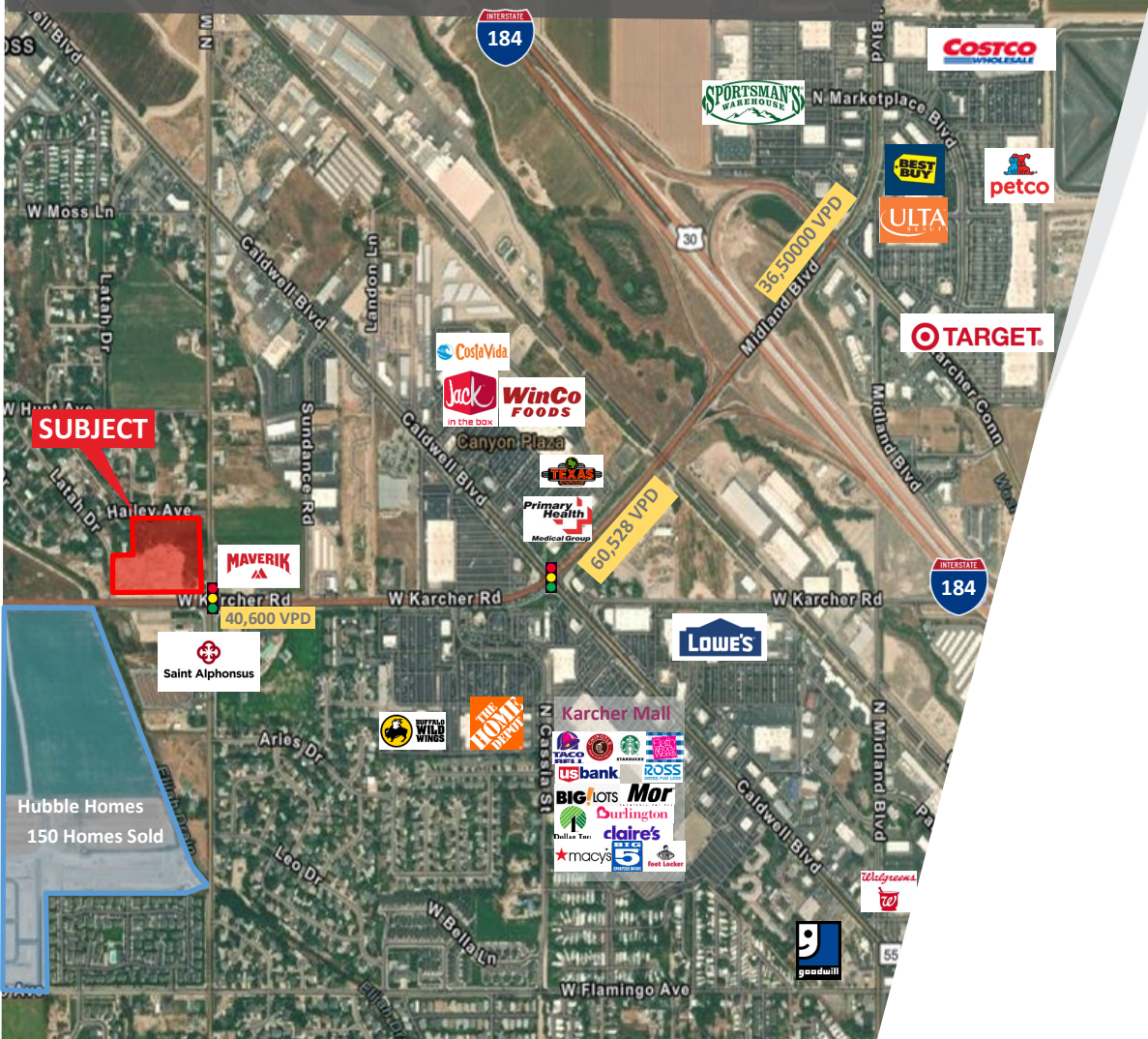


NWC Karcher & Middleton

Retail Pads Available



Property Details

- 40,000+ VPD !
- 7 Prime retail pad sites available for land lease or build-to-suit
- Signalized corner with 6 lanes of traffic at the intersection
- Several access points to development
- 7.69 acres with flexible lot sizes
- Zoned Business Commercial
- Less than 1 mile from Nampa's retail hub which includes the Home Depot, the Karcher Mall, WinCo, Jack In The Box, Lowe's, and more.

Description

Rocky Mountain Companies is proud to offer prime retail pads at one of the busiest intersections in Nampa with tremendous nearby rooftop growth. Nampa's population (106,000) has doubled since 2000. And by 2040, COMPASS expects it to rise to 150,000+.

Nampa offers some of the most affordable residential property in the Boise Valley. More rooftops means more demand for goods & services.

Demographics

	1 mi.	2 mi.	3 mi.
Pop	8,211	25,529	55,656
Avg HH Income	\$48,432	\$54,790	\$55,783
Daytime Pop	9,540	27,065	54,922

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Rocky Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

Aerial

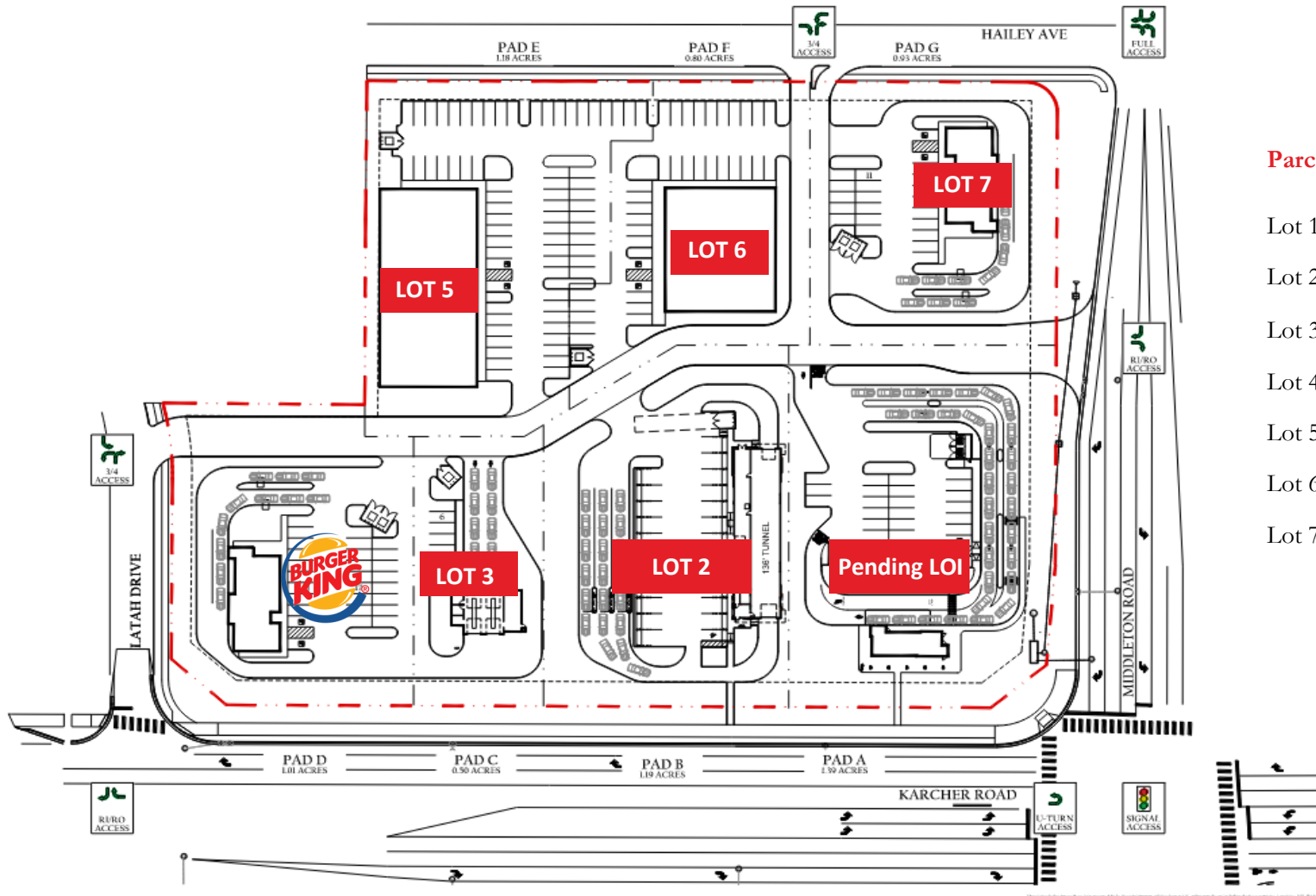


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Potential Site Plan



Parcel	Square Footage
Lot 1	Pending LOI
Lot 2	± 1.19 Acres
Lot 3	± 0.50 Acres
Lot 4	Leased
Lot 5	± 1.18 Acres
Lot 6	± 0.80 Acres
Lot 7	± 0.93 Acres

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New Residential Developments



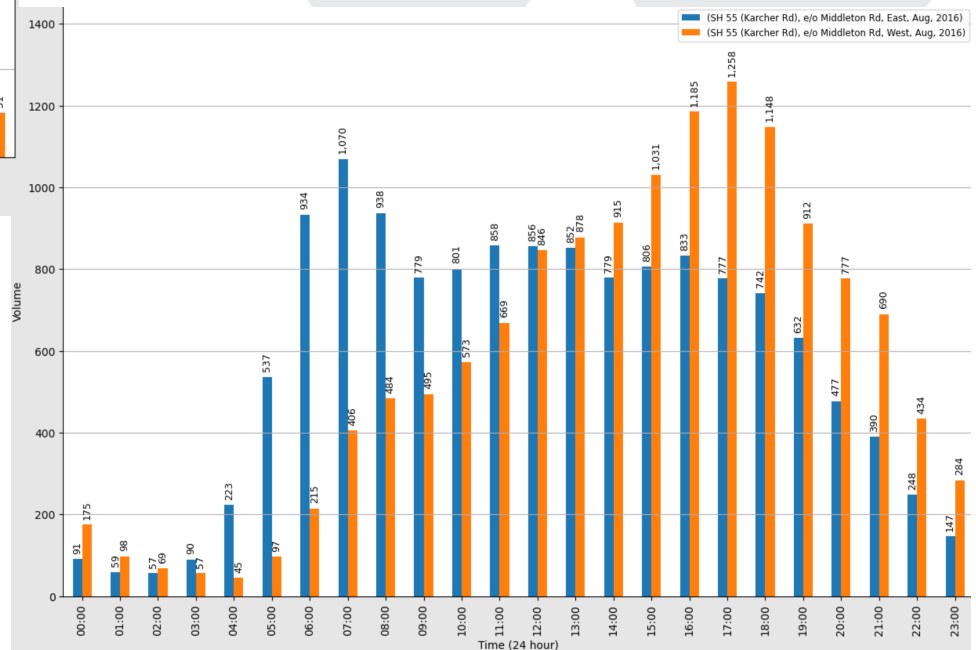
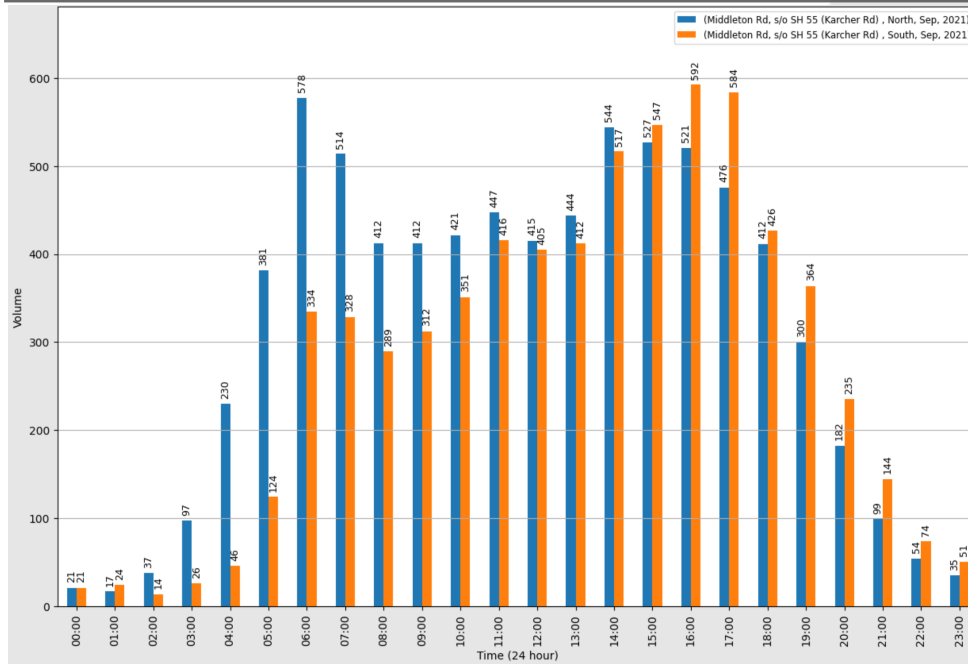
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Traffic Counts By Hour & Direction



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