

# NWC Karcher & Middleton

## Multi Tenant Building Available



\* Illustrative Photo

### Building Details

- 7,250 SF multi-tenant building available for lease.
- Space is divisible according to Tenants needs.
- “Grey Shell” delivery unless requested otherwise.
- End cap unit with Drive-Thru option available.

### Property Details

- 40,000+ VPD !
- Signalized corner with 6 lanes of traffic at the intersection.
- Located on the “going home” side of the street.
- Several access points to development.
- 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 develop the newest commercial subdivision 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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# Aerial



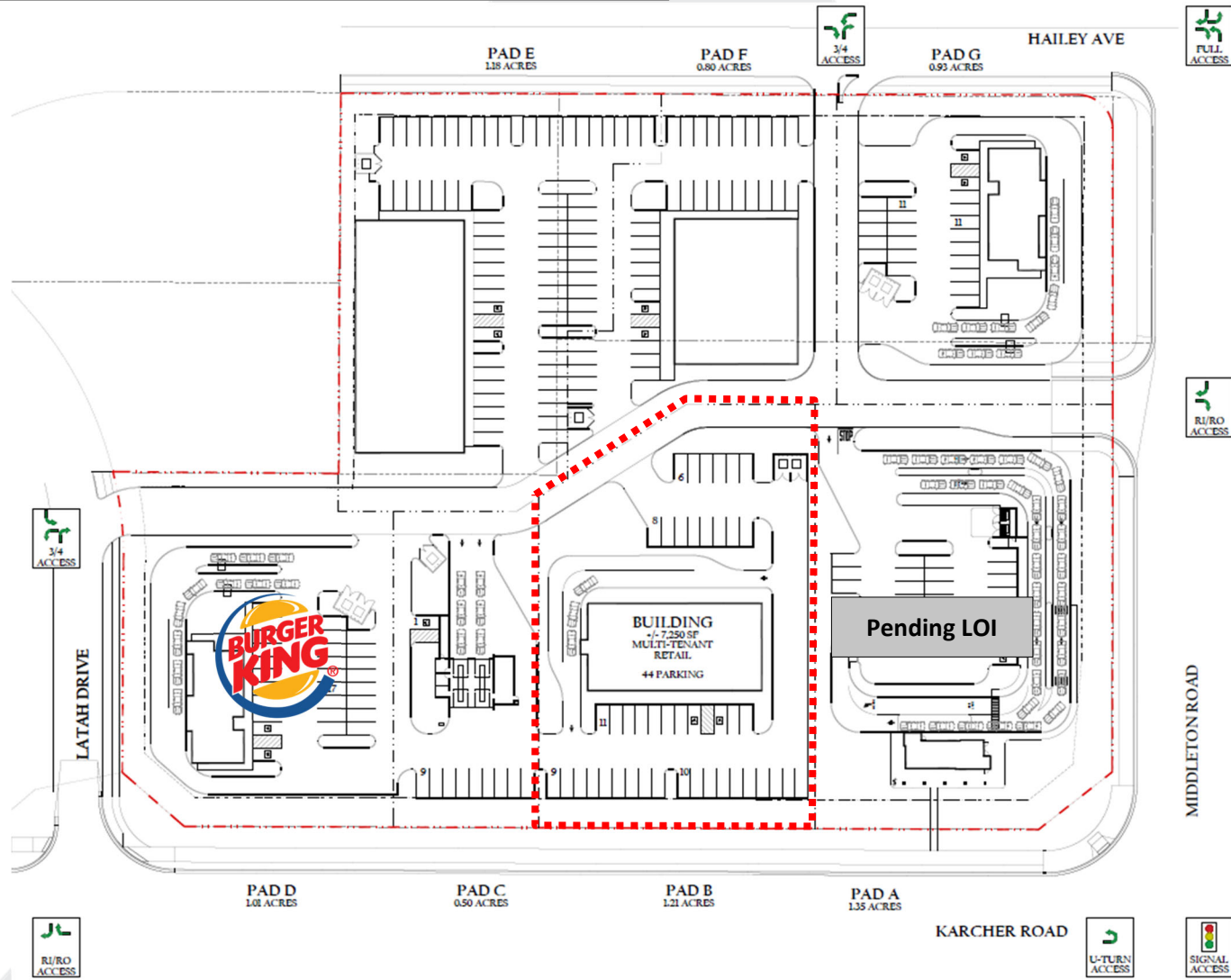
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**Rocky Mountain**  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702



# Potential Site Plan



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# Illustrative Building Photo



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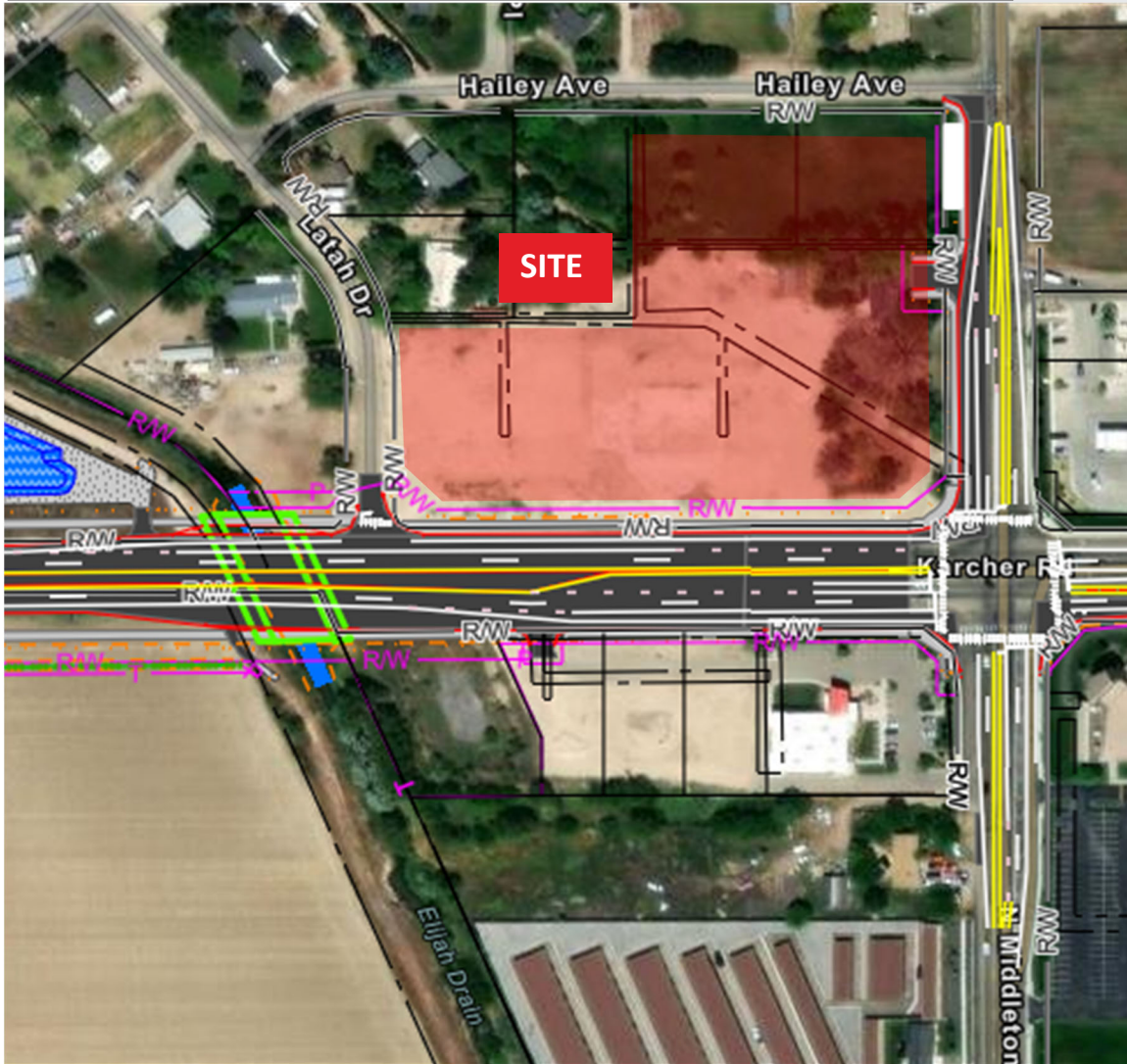


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# ITD Improvements



**Farmway Rd to Middleton Rd**  
 PROJECT

March 2023

**FINAL DESIGN PLANS ARE EXPECTED TO INCLUDE:**

- Widening the highway to four 12 ft. wide lanes and dedicated left turn lanes at major intersections.
- Widening shoulders to 8 feet.
- Adding a raised median and right-in-right-out turns throughout the corridor.
- Adding a 10-foot bicycle and pedestrian pathway on the north and south sides of SH-55.
- Upgrading signal equipment at existing signalized intersections.
- Adding sound walls in select locations.
- Adding a frontage road near 10<sup>th</sup> Ave on the north side of the highway.

**SCHEDULE**

Completed SH-55, Pear Lane to Middleton Road Study. Identified the area in most need of safety and capacity improvements (Farmway Road to Middleton Road).	Early 2022
Developed design plans and gathered public input on improvements to SH-55 from Farmway Road to Middleton Road.	Summer 2022
Present revised design plans to the public for review.	Summer 2023
Finish purchasing right-of-way.	Early 2024
Begin construction.	2024

**FOR MORE INFORMATION**

VISIT [itdprojects.org/state-highway-55-farmway-to-middleton-road/](https://itdprojects.org/state-highway-55-farmway-to-middleton-road/)  
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# New Residential Developments



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