

# AVALON PLAZA RETAIL SPACE FOR LEASE

247 North Kay Street, Kuna, Idaho 83634



**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



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## PROPERTY HIGHLIGHTS

AVAILABLE:	1,696 SF
LEASE RATE:	Negotiable
PARKING:	Ample - On-Site
ZONING:	City of Kuna C-2
PARCEL NUMBER:	R9835310074
LOT SIZE:	4.94 Acres
POTENTIAL USES:	Retail, Restaurant, Medical, Service
AVAILABILITY:	Immediate, Contact Agents for Tours



## LISTING DETAILS

- Retail - restaurant space for lease located in the path of growth near downtown Kuna on the main thoroughfare - [Google Map View](#)
- Retail shop space in move-in ready condition, negotiable tenant improvement allowance available for long-term tenant
- Current tenants include State Liquor Store, Mad Mac, H & R Block, Pride Martial Arts, Cloudz Vape & Scrub a Pup Dog Grooming
- Tenants in the development include Albertsons Grocery and Fuel Center, Arctic Circle, Subway and Fiesta Guadalajara
- Close to various retailers including Walgreens, Family Dollar, Financial Institutions and other professional services including Saint Alphonsus Medical Group Kuna Clinic Family Medicine
- Surrounded by new and recently plated residential and commercial subdivisions and developments, click here to learn about Kuna's urban renewal and growth <https://boisedev.com/news/2021/03/kuna-urban-renewal/>

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RETAIL END-CAP - MOVE-IN READY CONDITION,  
NEGOTIABLE T.I. ALLOWANCE - CONTACT AGENTS



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1,696 SF OF MOVE-IN READY RETAIL SHOP SPACE ON THE MAIN THOROUGHFARE IN KUNA



Google Map View - [Click Here](#)



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## DRIVE TIME DEMOS 10 MINUTE SNAPSHOT

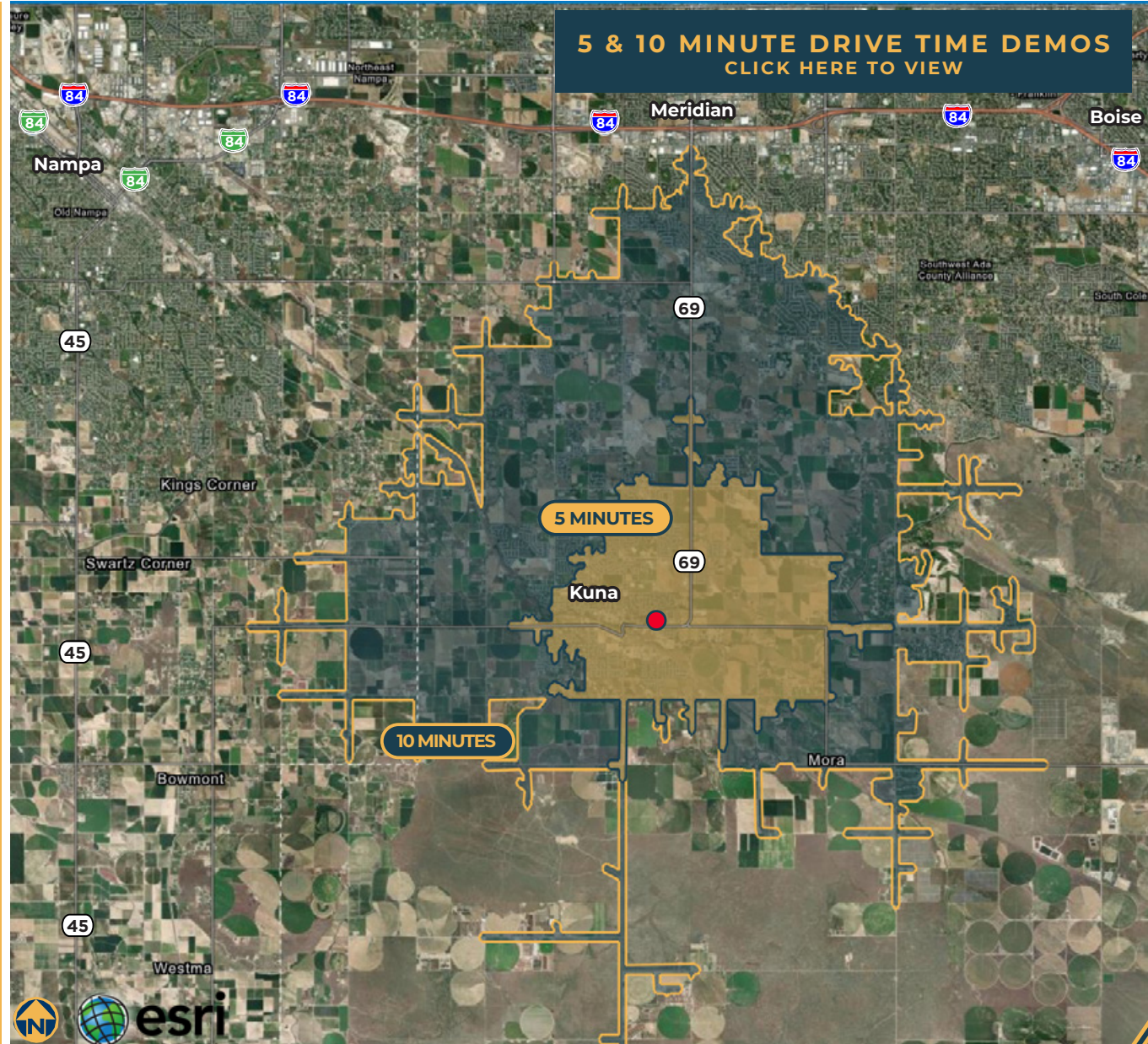
47,791  
POPULATION

15,852  
HOUSEHOLDS

\$94,966  
MEDIAN HH INCOME

\$124,821  
AVERAGE HH INCOME

4,400  
DAYTIME POPULATION



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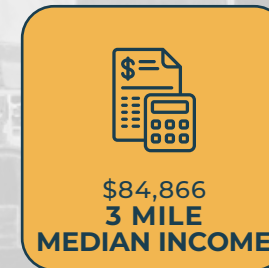
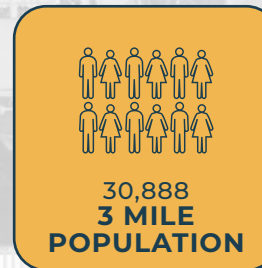
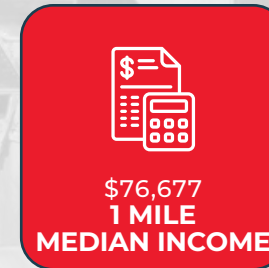
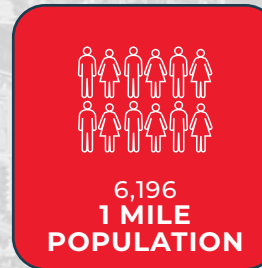
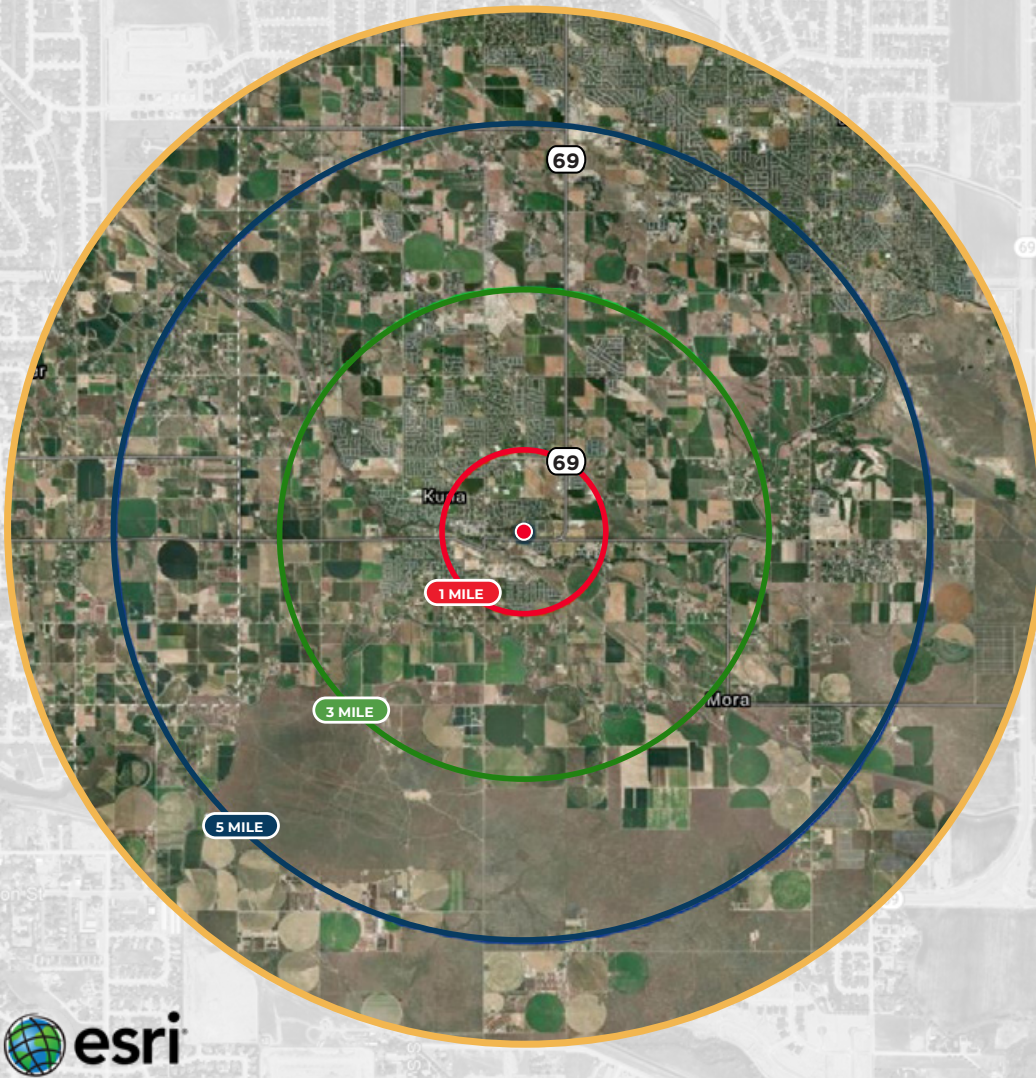
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## 1, 3 & 5 MILE DEMOGRAPHICS

In the identified area, the current year population is 62,165. In 2020, the Census count in the area was 51,921. The rate of change since 2020 was 5.70% annually. The five-year projection for the population in the area is 70,933 representing a change of 2.67% annually from 2023 to 2028.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028. Esri converted Census 2000 data into 2010 geography.

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## OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



Click here to download the complete Boise Valley Regional Overview:

<https://bvpep.org/regional-overview/>

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