

RETAIL FOR LEASE

EAGLE ZAMZOW'S RETAIL

435 S. Eagle Rd, Eagle, ID 83616



AVAILABLE SF: 2,582 SF

LEASE RATE: Negotiable

LOT SIZE: 1.02 Acres

BUILDING SIZE: 20,099 SF

ZONING: CBD

CROSS STREETS: State St. (HWY 44) & Eagle Rd.

PROPERTY OVERVIEW

Fantastic retail location in downtown Eagle.

PROPERTY FEATURES

- Located next to Bowl of Heaven Cafe between Zamzow's Pet & Garden Store and Primary Health in downtown Eagle.
- High traffic intersection. 20,000+ vpd on Eagle Road.
- Shadow anchored by Eagle Vision One eye care center and Walgreen's.
- Previously occupied by Small Animal Vet Clinic.
- Plenty of parking.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

CHRIS NOVAK
Associate
208.869.4713
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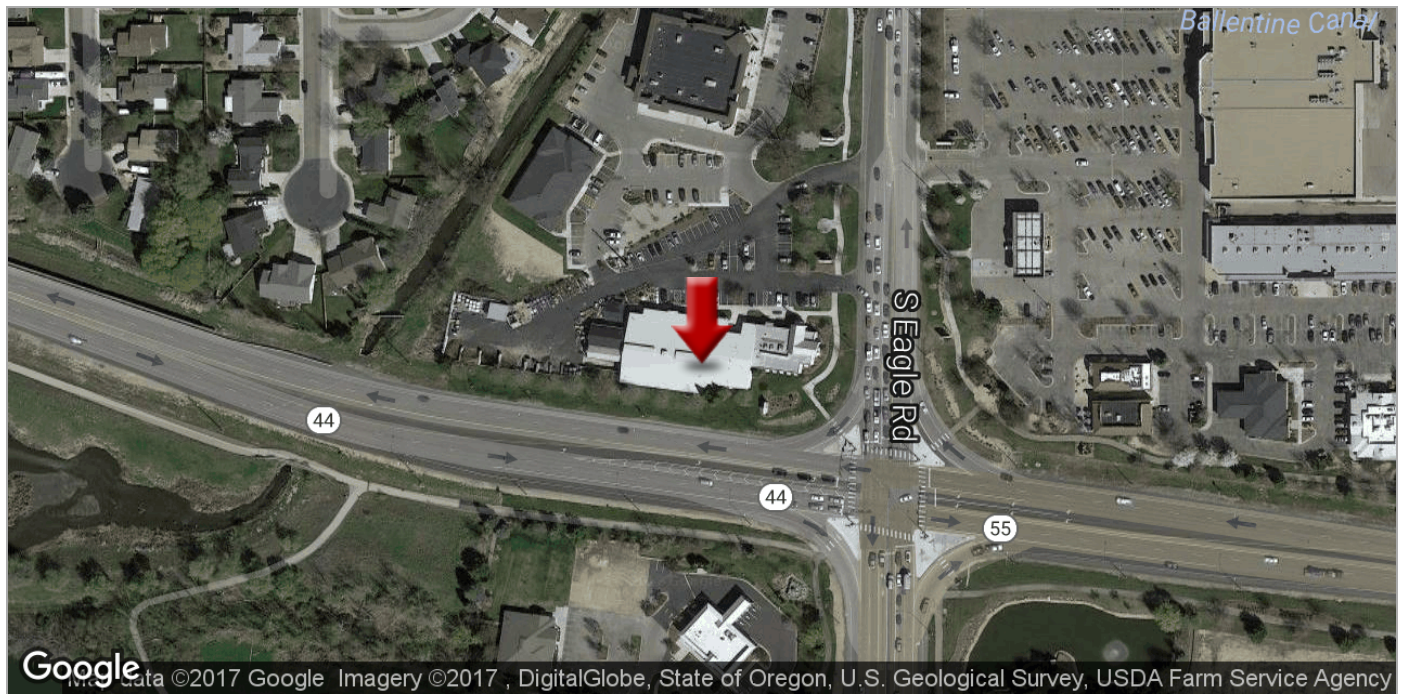
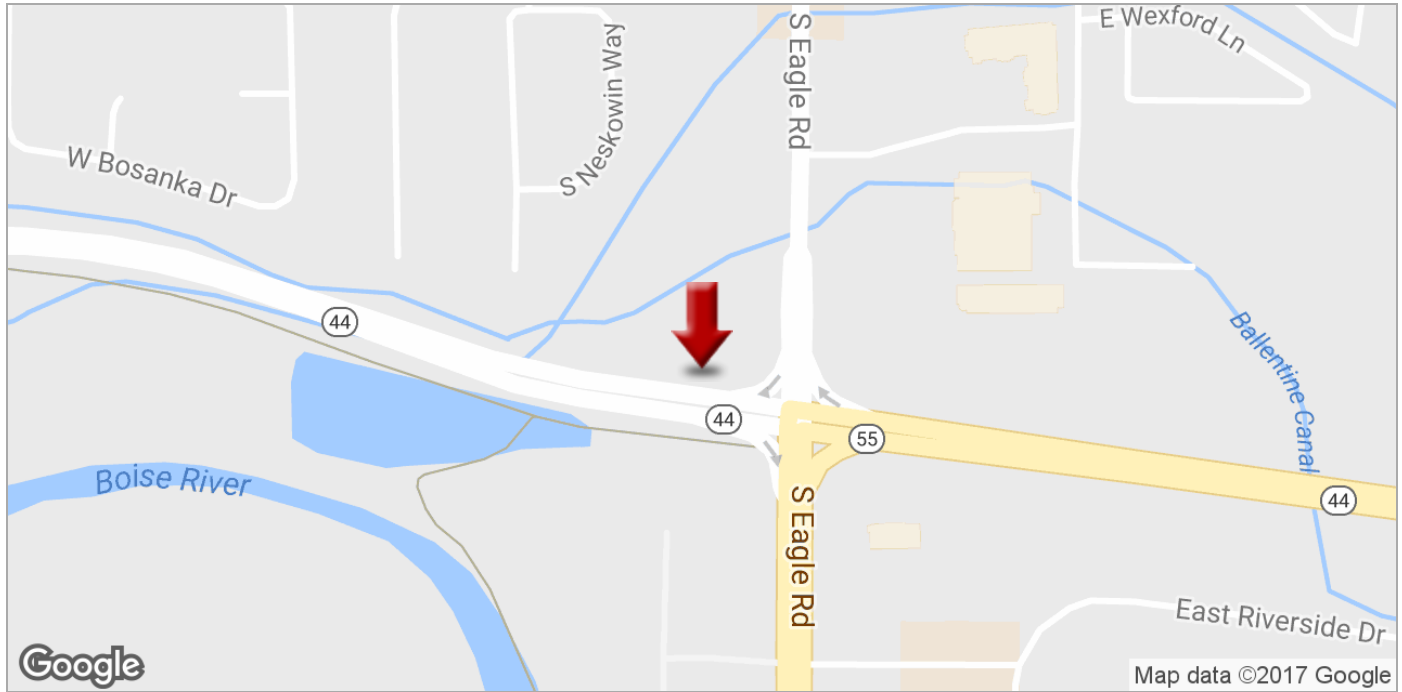
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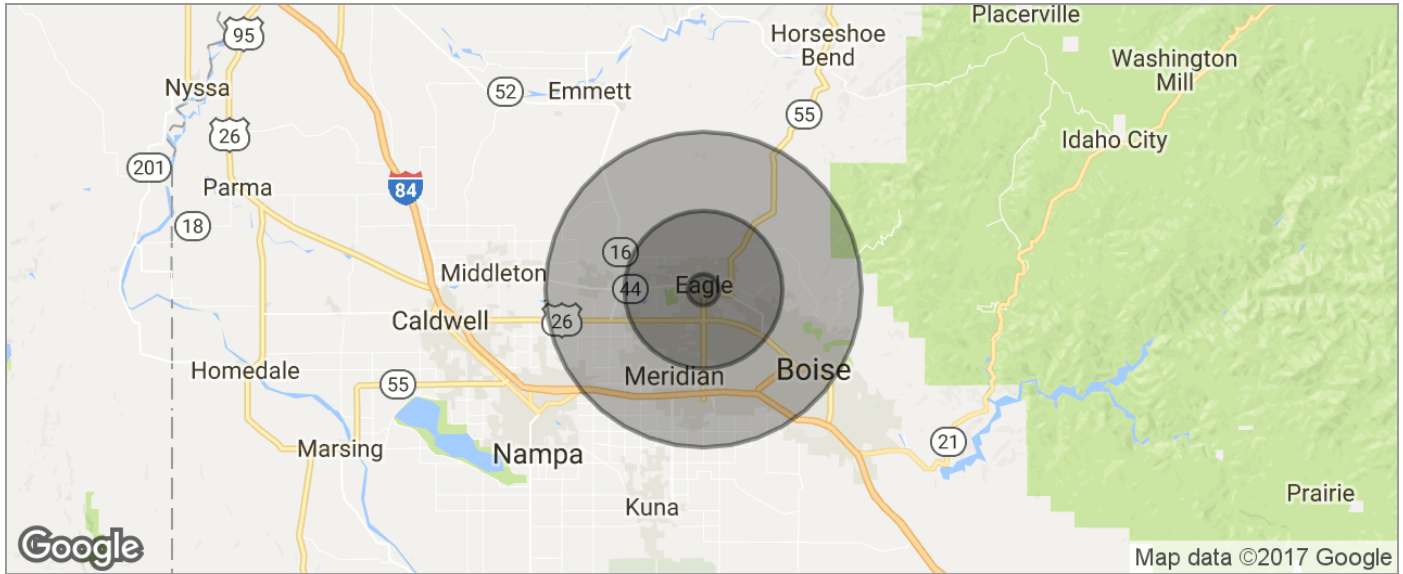
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,489	105,931	325,842
MEDIAN AGE	40.7	36.6	35.3
MEDIAN AGE (MALE)	41.0	36.3	34.7
MEDIAN AGE (FEMALE)	40.6	37.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,345	38,219	123,262
# OF PERSONS PER HH	2.6	2.8	2.6
AVERAGE HH INCOME	\$96,745	\$89,037	\$72,556
AVERAGE HOUSE VALUE		\$259,001	\$236,675
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.5%	92.3%	92.4%
% BLACK	0.1%	1.1%	1.1%
% ASIAN	1.5%	2.6%	2.4%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.3%	0.4%	0.6%
% OTHER	0.6%	1.0%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.7%	5.9%	6.9%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 2	Neighborhood Center	NEGOTIABLE	NNN \$3.10/SF	2,582 SF	VACANT

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