



SUBLEASE

**244 S. ORCHARD ST. BOISE,
ID 83705**

PROPERTY TYPE: RETAIL

LEASE RATE/TYPE: \$18.00/SF NNN

SPACE AVAILABLE: 1,950 SQ FT

ZONING: MX-3

JOEL PAVELIS
Retail Specialist
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MALLISA JACKSON
Principal | Retail Specialist
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PROPERTY HIGHLIGHTS

- Hard corner of Franklin and Orchard a major intersection in the Boise market
- Shadow anchored by Fred Meyers, CHF Furniture and more
- Prime location just east of the Boise Towne Square Mall and I-84
- Ample parking and signage available

2024 DEMOGRAPHICS

 Total Population	1 MILE	13,891
	3 MILES	111,599
	5 MILES	232,047

 2029 Population	1 MILE	15,712
	3 MILES	126,725
	5 MILES	262,544

 Avg HH Income	1 MILE	\$68,311
	3 MILES	\$76,829
	5 MILES	\$89,979

