



FOR LEASE / BUILD TO SUIT

RIVER POINTE COMMERCIAL

10481 HWY 44, MIDDLETON, ID

NAGE

SIGNAGE

SIGNAGE

SIGNAGE

DESERT
EDGE
COMMERCIAL

NATALIE JONSSON

NATALIE@DESERTEDEGECOMMERCIAL.COM

208-247-8200

THIS PROPERTY IS EXCLUSIVELY MARKETING BY DESERT EDGE COMMERCIAL LLC DBA DESERT EDGE COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



SITE PLAN



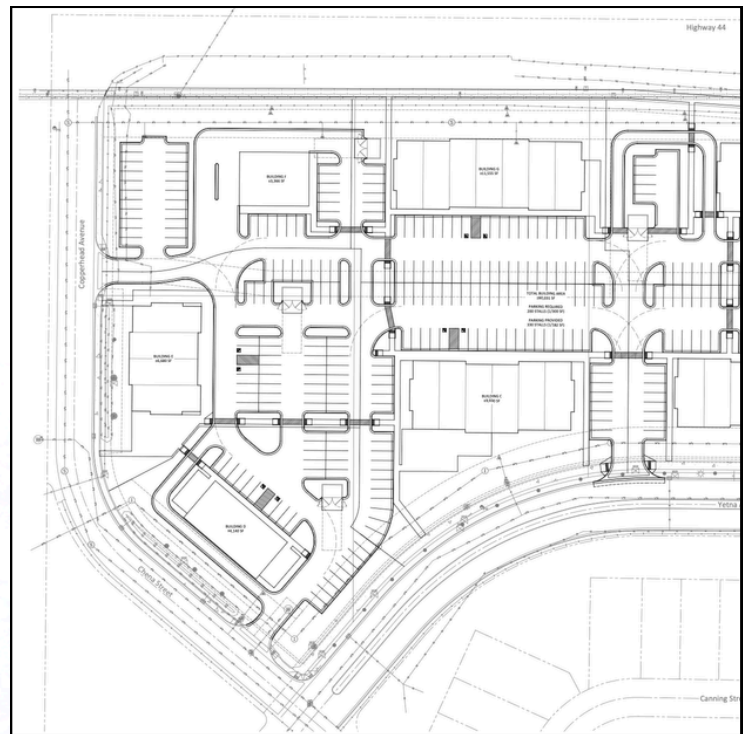
DESERT
EDGE
COMMERCIAL

NATALIE JONSSON

NATALIE@DESERTEDEGECOMMERCIAL.COM

208-247-8200

THIS PROPERTY IS EXCLUSIVELY MARKETING BY DESERT EDGE COMMERCIAL LLC DBA DESERT EDGE COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



THIS PROPERTY IS EXCLUSIVELY MARKETING BY DESERT EDGE COMMERCIAL LLC DBA DESERT EDGE COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



PROPERTY HIGHLIGHTS



PRIME LOCATION: located in a high-traffic corridor with excellent visibility and accessibility



FLEXIBLE SPACE: versatile layout suitable for retail, restaurant, office, medical or mixed use



AMPLE PARKING: abundant parking on-site for tenants and customers



STRONG DEMOGRAPHICS: surrounded by a growing population and thriving businesses



AVAILABILITY: NOW. Seeking tenants immediately.



52,700

POPULATION
(5 MILE RADIUS)



\$100,388

AVG. HOUSEHOLD
INCOME
(5 MILE RADIUS)



38,000+

DAILY TRAFFIC
COUNT



17.7%

POPULATION
GROWTH
(5 YEAR PROJECTION)



\$436.4M

ANNUAL RETAIL
SPEND
(5 MILE RADIUS)

Source: Esri Demographics, U.S. Census Bureau, City of Middleton & ITD. Data is deemed reliable but not guaranteed.

**DESERT
EDGE**
COMMERCIAL

NATALIE JONSSON

NATALIE@DESERTEDGECOMMERCIAL.COM

208-247-8200

THIS PROPERTY IS EXCLUSIVELY MARKETING BY DESERT EDGE COMMERCIAL LLC DBA DESERT EDGE COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



ADDITIONAL PHOTOS



DESERT
EDGE
COMMERCIAL

NATALIE JONSSON

NATALIE@DESERTEDEGECOMMERCIAL.COM

208-247-8200

THIS PROPERTY IS EXCLUSIVELY MARKETING BY DESERT EDGE COMMERCIAL LLC DBA DESERT EDGE COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



WHAT'S IN THE AREA

