

Karcher Crossing

Lowe's Anchored Center on Nampa-Caldwell Blvd - Nampa, ID
MIDBOX DEVELOPMENT LAND FOR SALE / LEASE



Listing Comments:

Excellent opportunity to acquire improved mid-box site for immediate development or investment.

Located at Karcher Road and Caldwell Blvd., Nampa, Idaho.

Adjacent to new I-84 Karcher Interchange.

One signalized entrance and four unsignalized entrances.

Area tenants include Ross, Kohls, Costco, Target, Home Depot, Staples, Winco and Shopko.

Available:

LOT:	SIZE:	PSF:
Lot 4	2.48 Acres	\$3.50
Lot 6/7	4.88 Acres	\$3.50

Contact:

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A Development By:



Karcher Crossing

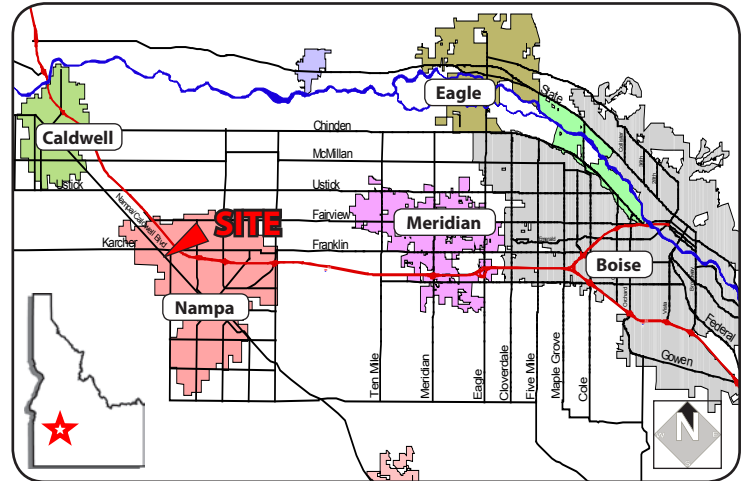
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Demographics:

Population: 46,174 (3 mi.)
HH Income: \$53,575 (3 mi.)
 2010

Key Tenants:

Anchored by Lowe's. Other tenants: Bank of America, IHOP, Arby's, Verizon and Radio Shack.



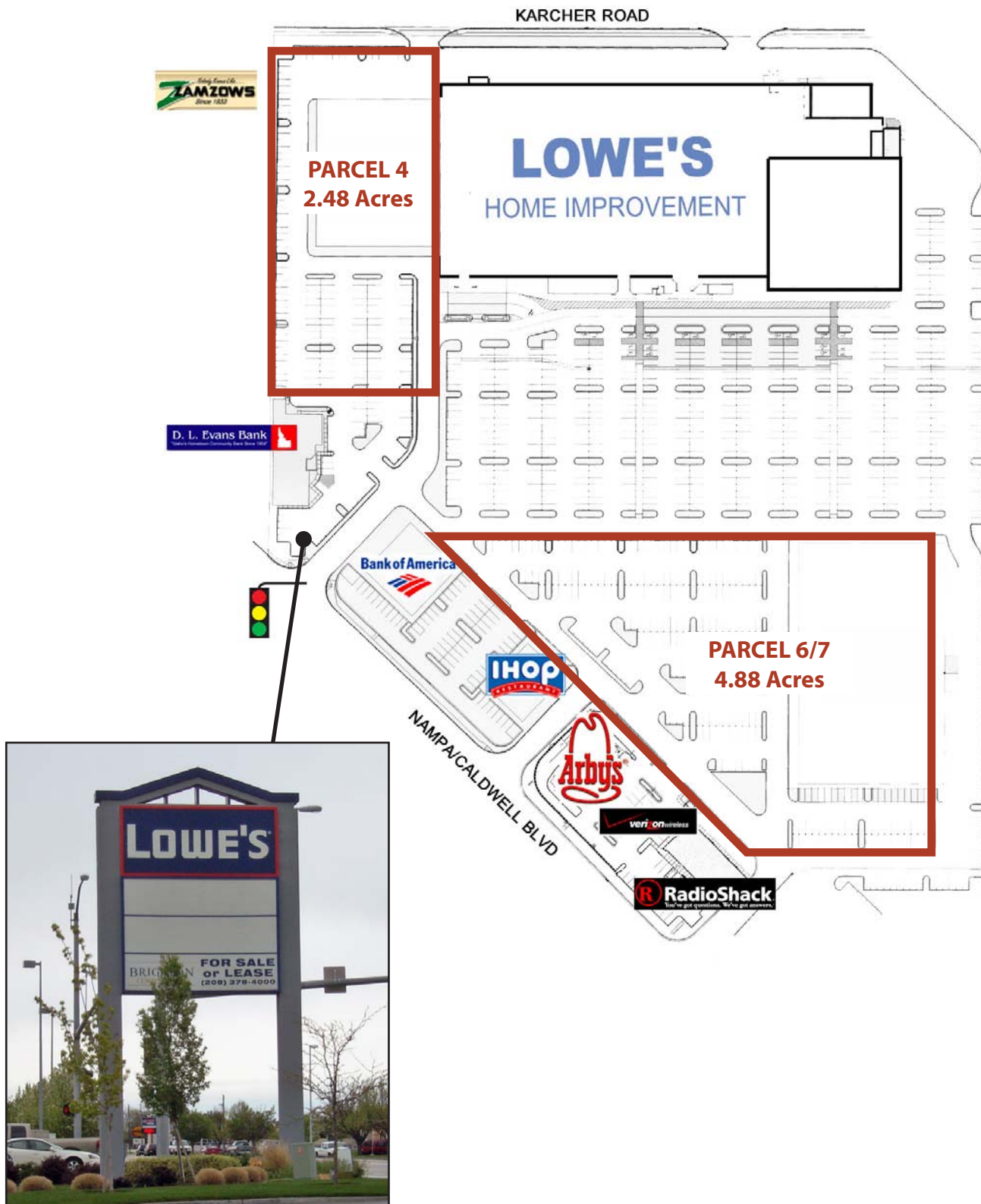
EXCELLENT OPPORTUNITY
 to Acquire Improved Development Ground Near
 Karcher - I-84 Interchange.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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