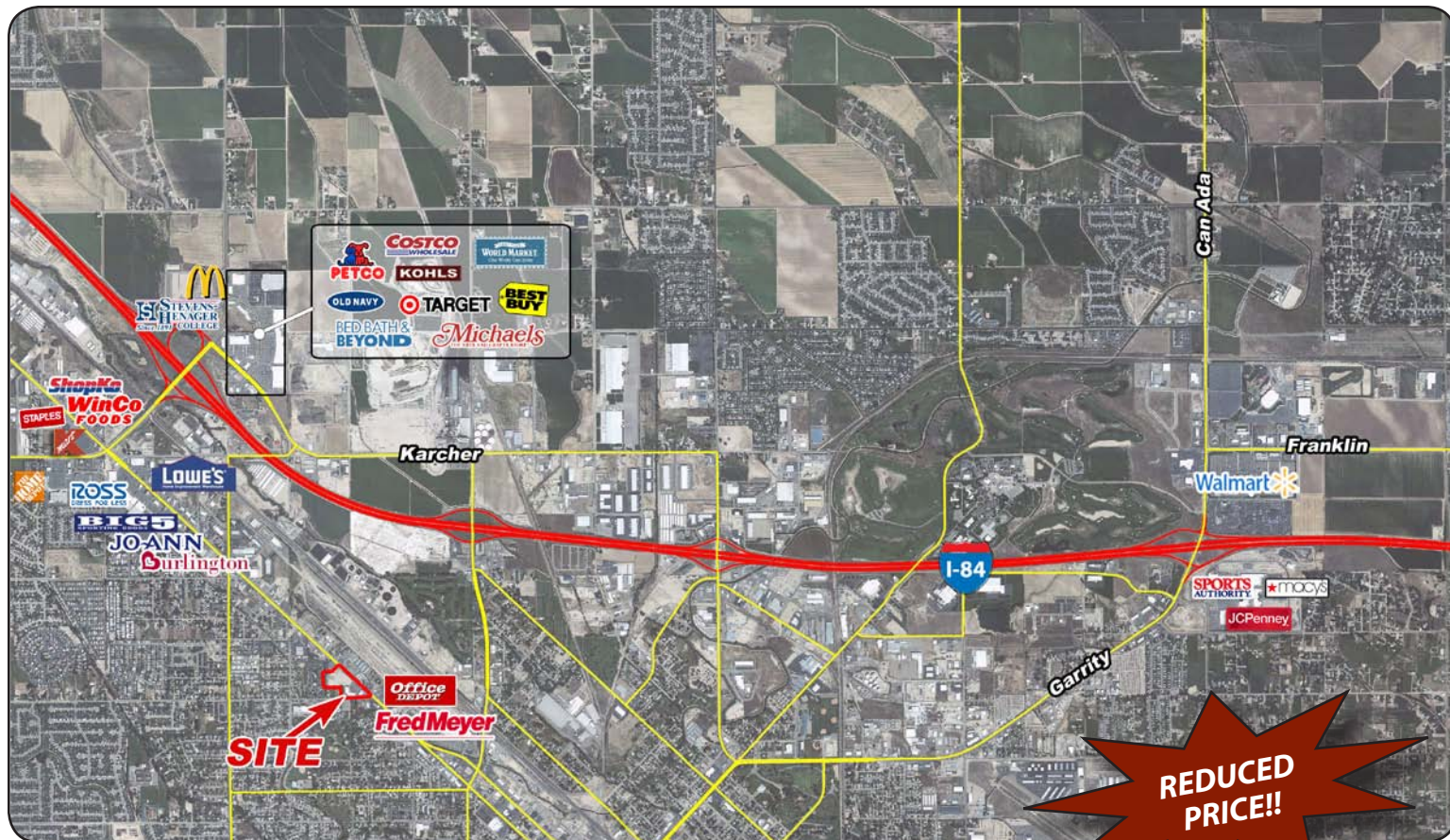


Orchard Pointe Pads

345 Nampa Caldwell Blvd - Nampa ID
RETAIL PADS FOR SALE / BTS



REDUCED PRICE!!

Demographics:

Population: 65,376 (3 mi.)
HH Income: \$54,525 (3 mi.)
2010

Key Tenants:

Star Cleaners, Anytime Fitness, Creative Nails, Idaho Advantage Credit Union, H & R Block, Idaho Bag Lady and Eccentrix Salon and *Pizza Guy!*

Listing Comments:

Area retailers include: Fred Meyer, Office Depot, Shopko, Winco, K-Mart & Lowe's and more!

Excellent access, visibility and frontage on Caldwell Blvd.

Signalized intersection at Caldwell Blvd. & Orchard with traffic count of 35,000 vpd.

Zoned BC.

Available:

SPACE:	SIZE:	PRICE:
Pad 1	108,196 SF	\$650,000 \$450,000
Pad 2	31,923 SF	\$500,000 \$450,000
Pad 3	26,913 SF	\$500,000 \$400,000

Contact:

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Neighboring Retail

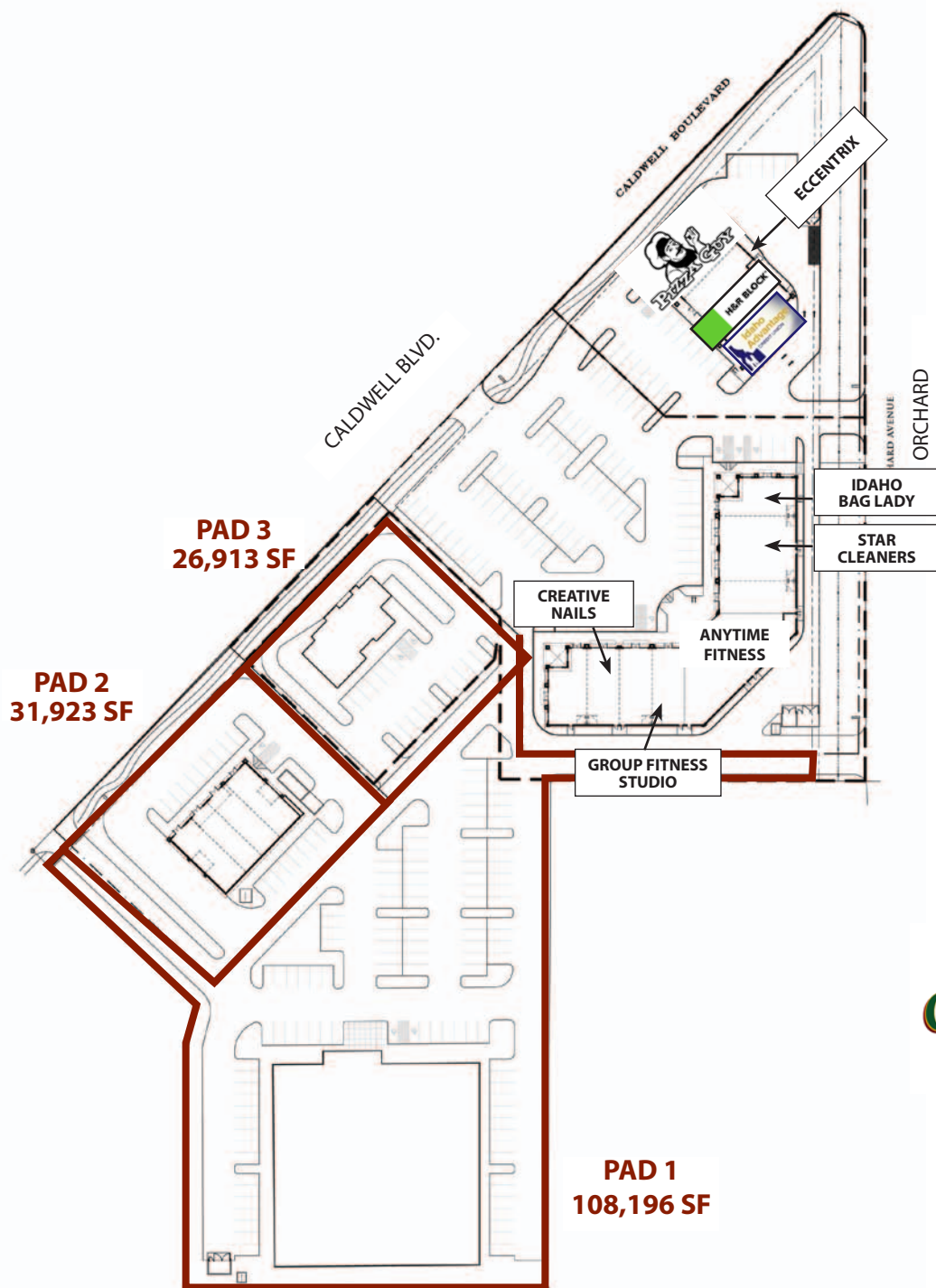


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