

For Sale

Mixed Use Development

Boise Towne Square Mall, Boise, ID 83704



AVAILABLE PROPERTY

| | |
|----------------------------|---|
| Location | Emerald St and Cole Rd |
| Submarket | West Boise |
| Zoning | C-2D and R-1A |
| Area Traffic Counts | Emerald Rd: ±15,638 VPD Cole Rd: ±22,000 VPD |
| Size | A: ±2.361 acres B: ±1.347 acres |
| Sale Price | A: \$1,450,000 *PENDING B: \$ 750,000 |

SITE INFORMATION

- Located on the campus of Idaho's largest retail shopping mall, Boise Towne Square Mall
- Convenient access to I-84
- Zoning allows for many uses
- Last 2 vacant parcels available at the mall
- Outstanding vacant sites for hotel, restaurant, retail or office
- Major tenants include Macy's, Dillards, Kohls, and JCPenney

DEMOGRAPHICS

| 2018 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 4,840 | 37,138 | 88,958 |
| Total Population | 11,590 | 90,531 | 216,732 |
| Average HH Income | \$46,907 | \$53,226 | \$58,979 |



5531 N. Glenwood St.,
Boise, ID 83714
208-229-2020

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Mixed Use Parcels

±1.347 - 2.361 Acres | \$750,000 - \$1,450,000



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