

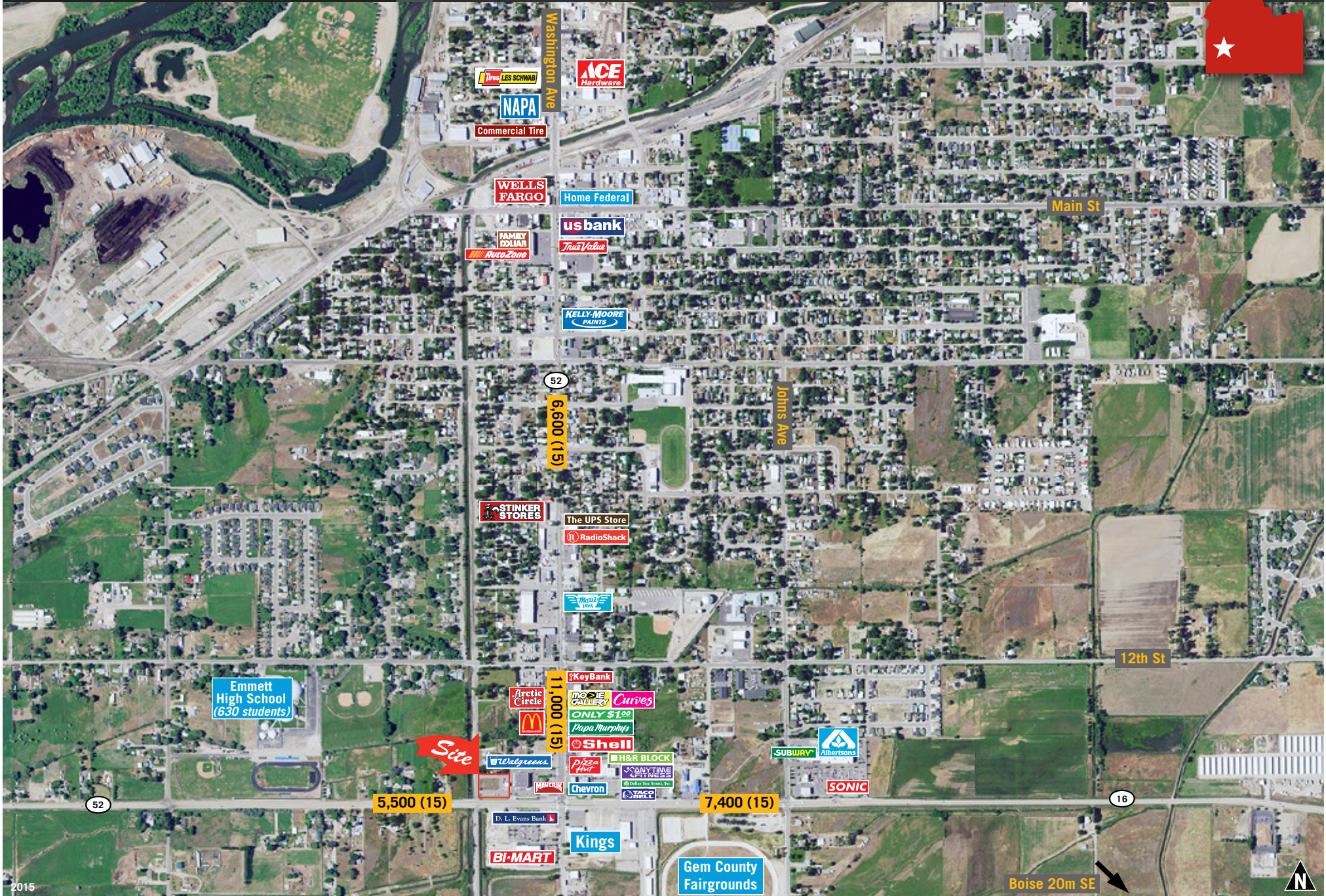


HAWKINS
COMPANIES

COMMERCIAL DEVELOPERS

For Lease

Emmett, ID Hwy 52 & S Washington Ave



For Lease

Emmett, ID — Hwy 52 & S Washington Ave

43.861708
116.502147

Info

- A small bedroom community of approximately 14,000 people 20 miles North West of Boise, ID
- Pad has already been curb cut, parking lot is in place with utilities delivered to the Premises
- The pad has full access and is visible from the main lighted intersection into and out of town
- Close to all of the major retailers in town and the city fair grounds



Available

- Pad – 40,553 SF/0.93 acre

Demographics 2016

Population

3 Mile Radius	11,631
5 Mile Radius	13,731
10 Mile Radius	19,706

Average Household Income

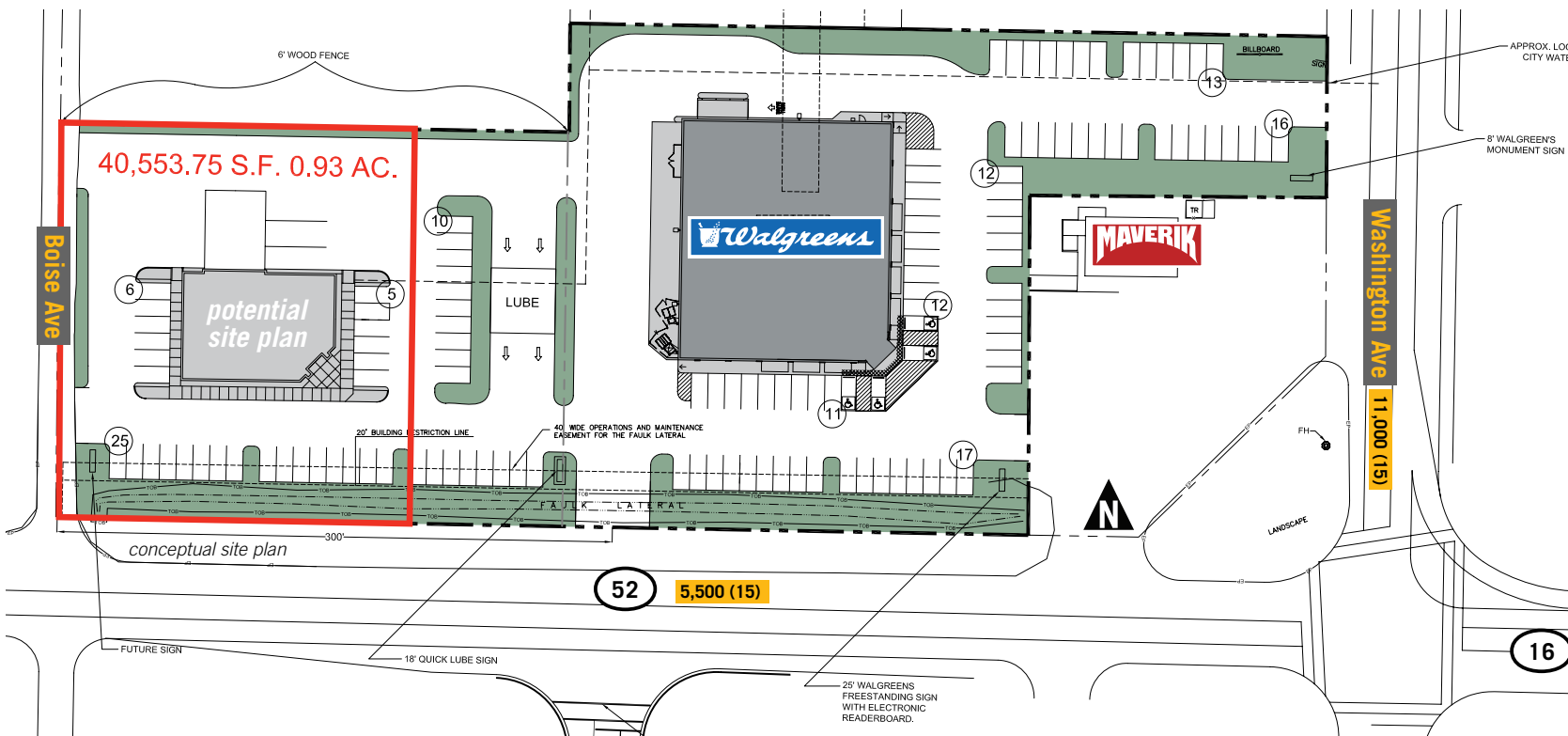
3 Mile Radius	\$50,795
5 Mile Radius	\$53,036
10 Mile Radius	\$59,549

Vehicles Per Day

Washington Ave –	2013
– N of Hwy 52	6,900
Hwy 52 –	2013
– W of Washington	6,400

Neighbors

Walgreens	Maverick
Kings	Bi-Mart
DL Evans Bank	Pizza Hut
Chevron	McDonalds
Arctic Circle	Movie Gallery
Only \$1	Curves
Key Bank	RadioShack
Moxi Java	Dollar Tree Stores
Papa Murphys	H&R Block
Anytime Fitness	Shell
Subway	Sonic
Albertsons	



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