

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: SOLD B: ±1.347 acres
Sale Price	\$ 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 vacant parcel available at the mall
- Outstanding vacant site 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 Parcel

±1.347 Acres | \$750,000



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