

RESTAURANT/RETAIL FOR LEASE

2207 W. Overland Rd, Boise, ID 83705



OFFERING SUMMARY

AVAILABLE SF:	2,613 SF
LEASE RATE:	\$18.25 SF/yr (NNN)
LOT SIZE:	0.46 Acres
BUILDING SIZE:	2,613 SF
RENOVATED:	2019
ZONING:	C-2/D
NNN	\$1.61 psf

PROPERTY OVERVIEW

Rare Freestanding Restaurant/Retail Opportunity.
Newly renovated in 2019.
High visibility and easy access on Signalized Intersection.
Plenty of Parking.
Near BSU and close to Boise Airport.
Available Immediately.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

CHRIS NOVAK
Associate
O: 208.869.4713
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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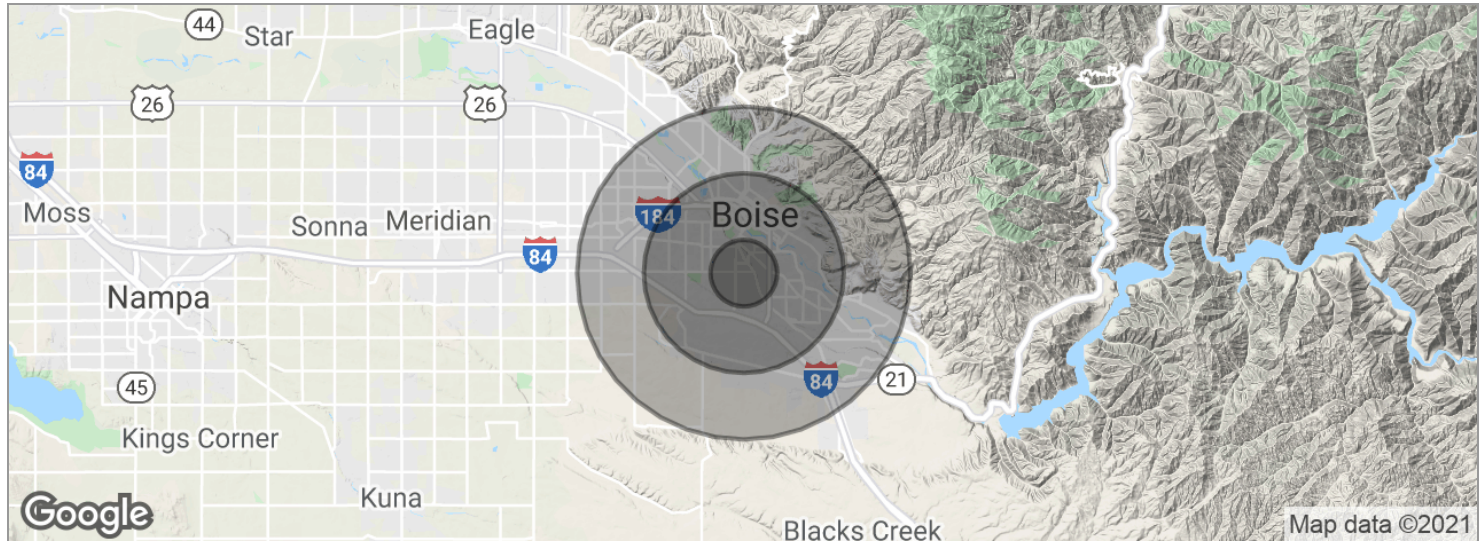
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,036	87,661	157,063
Median age	30.3	33.5	34.4
Median age (male)	30.3	32.8	33.7
Median age (Female)	30.7	34.4	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,147	40,944	69,992
# of persons per HH	2.4	2.1	2.2
Average HH income	\$49,331	\$56,926	\$60,703
Average house value	\$187,890	\$224,541	\$248,324

* Demographic data derived from 2010 US Census

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