

23rd & MAIN PLAZA

2226 West Main Street, Boise, Idaho 83702



FOR LEASE

RENT: ~~\$15.00 PSF NNN~~ *Price Reduced*
\$13.50 PSF NNN

2018 NNN ESTIMATES: \$3.00 PSF

PROPERTY FEATURES

- Available Suite 2228 – 1,000 SF
- 4,192 SF Building
- 22 Parking Stalls (5+/1,000)
- Excellent Location in Downtown Boise
- High Visibility off Main Street
- Easy Access to Public Transportation
- Walking Distance to Park, Coffee Shops and Restaurants
- Large Bathroom with Shower

FOR MORE
INFORMATION
CONTACT

SHERRY SCHOEN
208.870.6933
sschoen@ngacres.com

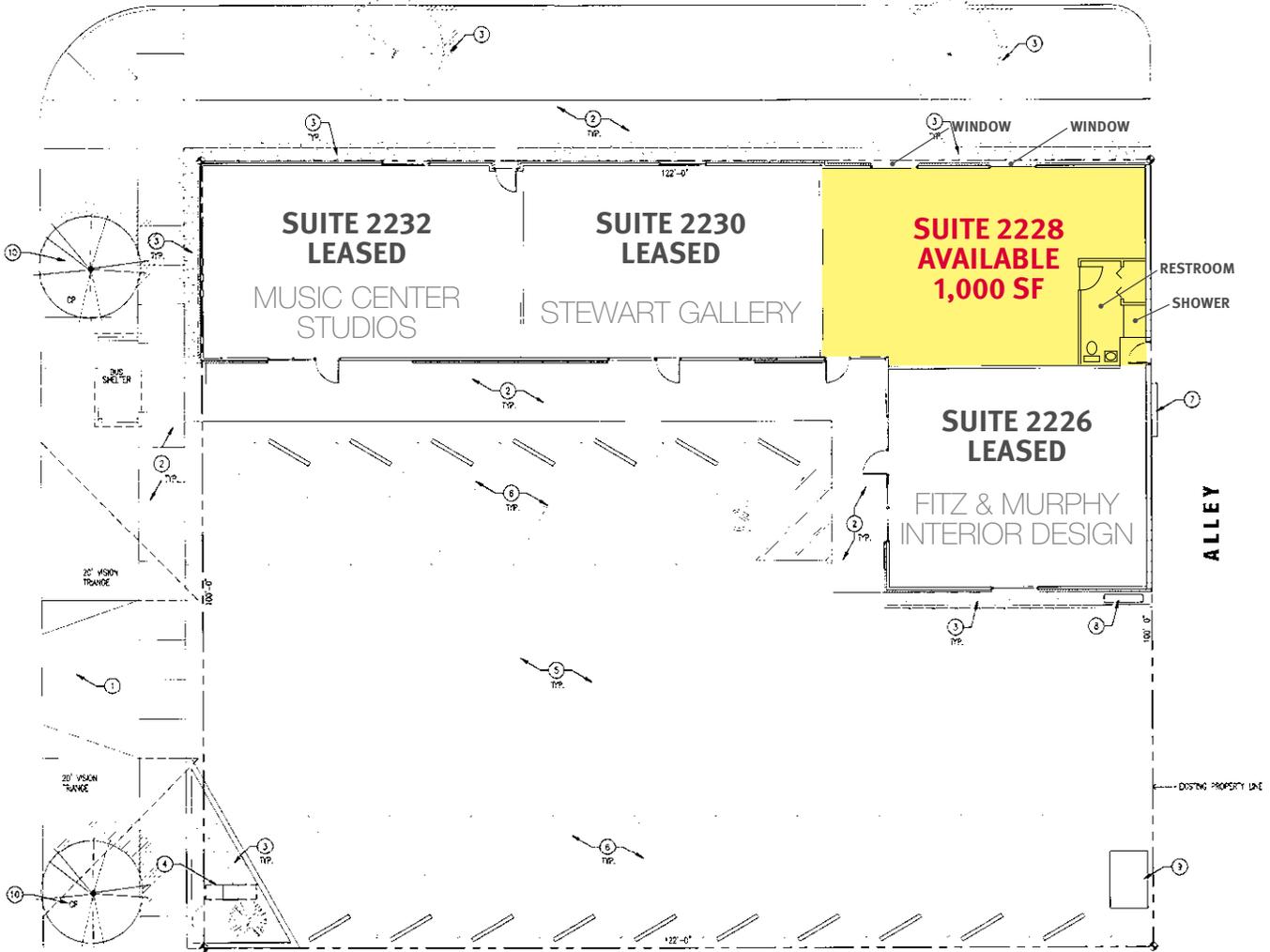
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23rd Street – 2,400 cars/day



Main Street – 12,000 cars/day

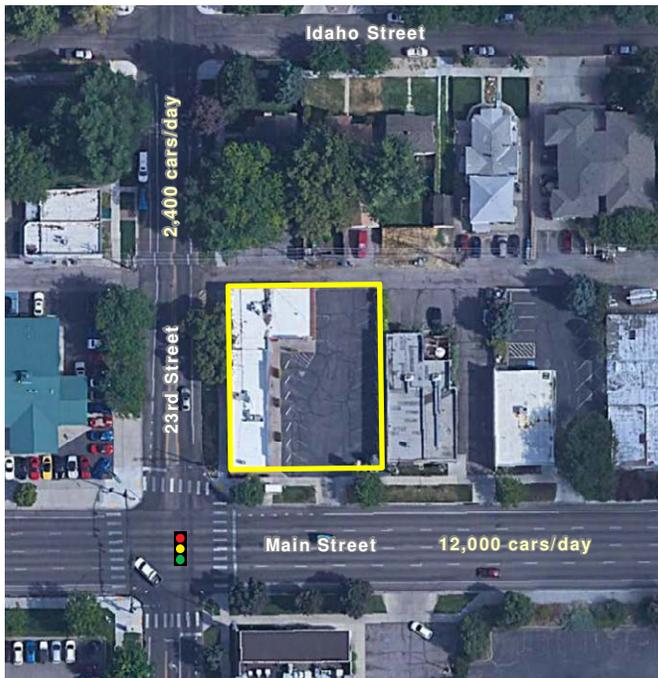


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DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

| | | | |
|------------------------------|--------|---------|---------|
| 2017 ESTIMATED POPULATION | 13,076 | 100,077 | 182,191 |
| 2022 PROJECTED POPULATION | 13,887 | 105,981 | 193,680 |
| 2017 EST. DAYTIME POPULATION | 30,931 | 143,565 | 241,760 |

HOUSEHOLDS

| | | | |
|---------------------------|-------|--------|--------|
| 2017 ESTIMATED HOUSEHOLDS | 6,625 | 45,584 | 79,406 |
| 2022 PROJECTED HOUSEHOLDS | 7,108 | 48,410 | 84,494 |

INCOME

| | | | |
|-----------------------------|----------|----------|----------|
| 2017 EST. AVERAGE HH INCOME | \$58,494 | \$62,920 | \$67,546 |
| 2017 EST. MEDIAN HH INCOME | \$33,750 | \$40,273 | \$46,557 |
| 2017 EST. PER CAPITA INCOME | \$31,016 | \$29,371 | \$30,037 |