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RETAIL/OFFICE INVESTMENT

FOR SALE

412 S. King Ave.
Middleton, ID 83644

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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office
PURCHASE PRICE	\$1,350,000 (\$225/SF)
CAP RATE	6.02%
NOI	\$81,290
BUILDING SIZE	±6,000 SF
ADDRESS	412 S. King Ave. Middleton, ID 83644

HIGHLIGHTS

- Below market rents allow for investment growth at lease renewal
- ±6,000 SF two-tenant retail/office building in Middleton Marketplace
- Located in the growing Middleton market with strong surrounding residential growth
- Frontage along S King Avenue with convenient access to Highway 44
- Mixed-Use zoning allows for a variety of retail, office, and service-oriented uses
- Positioned near established retailers and daily-needs businesses within Middleton Marketplace
- Easy access to Boise, Star, Caldwell, and the greater Treasure Valley via Highway 44 and nearby I-84 connections

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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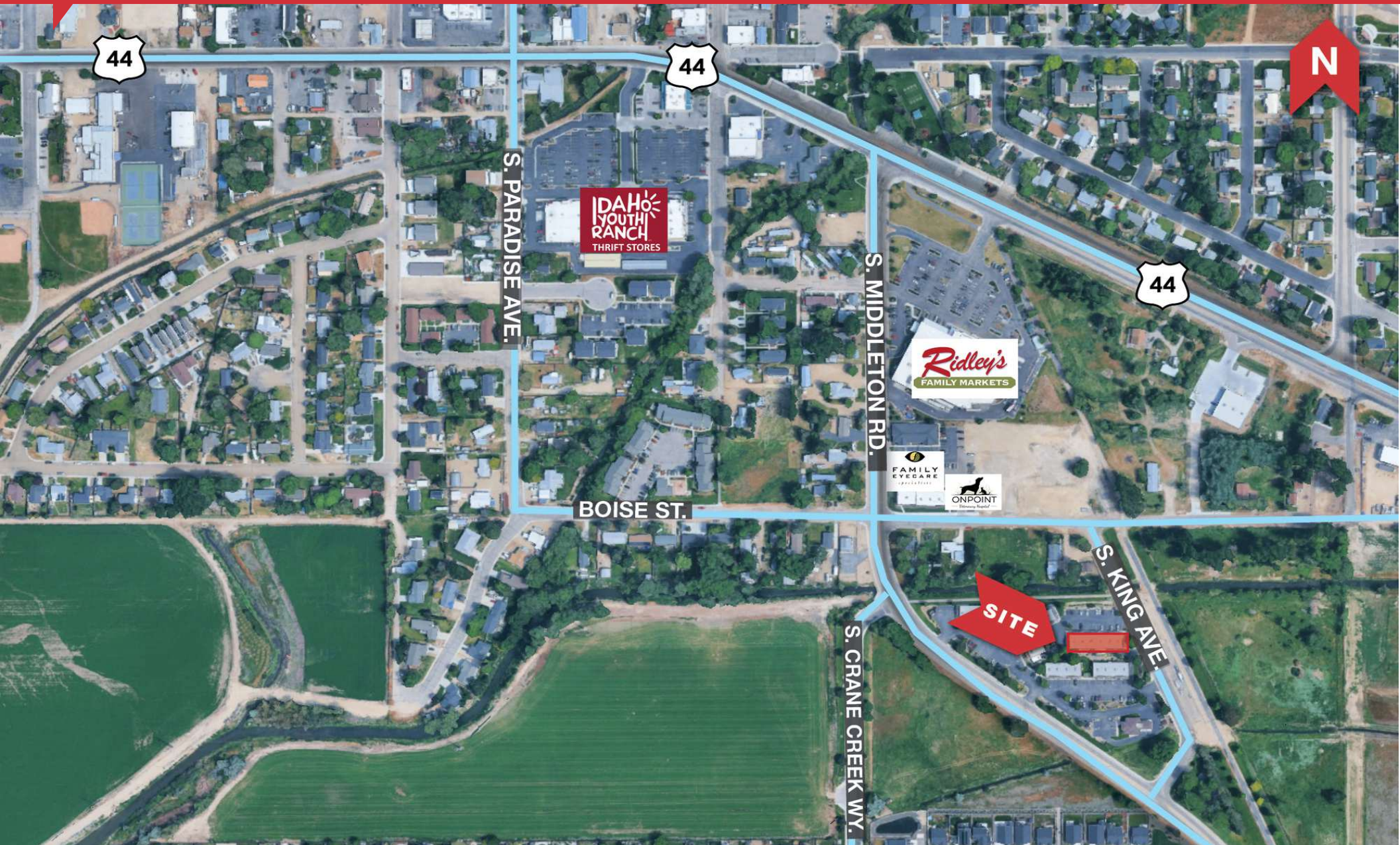


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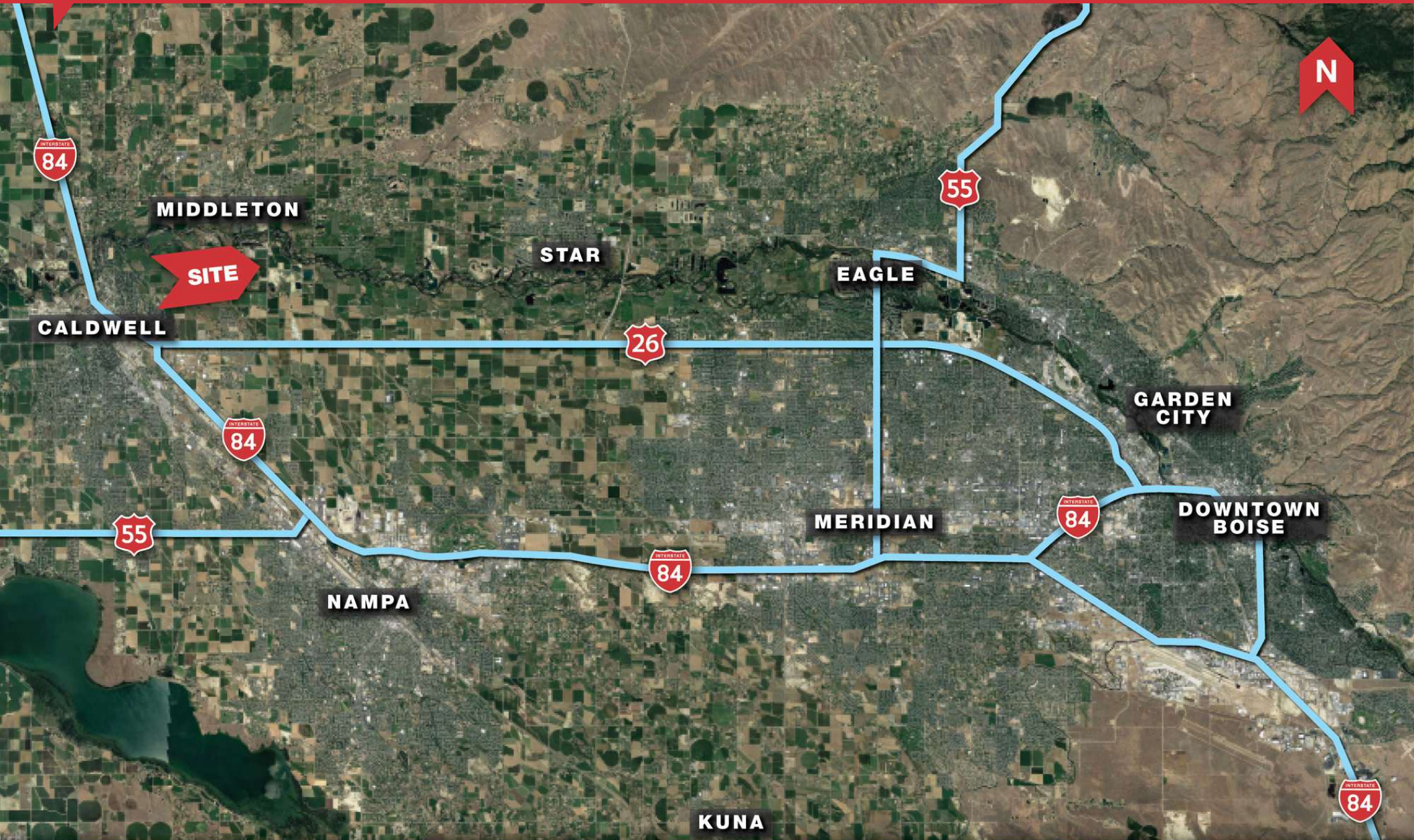
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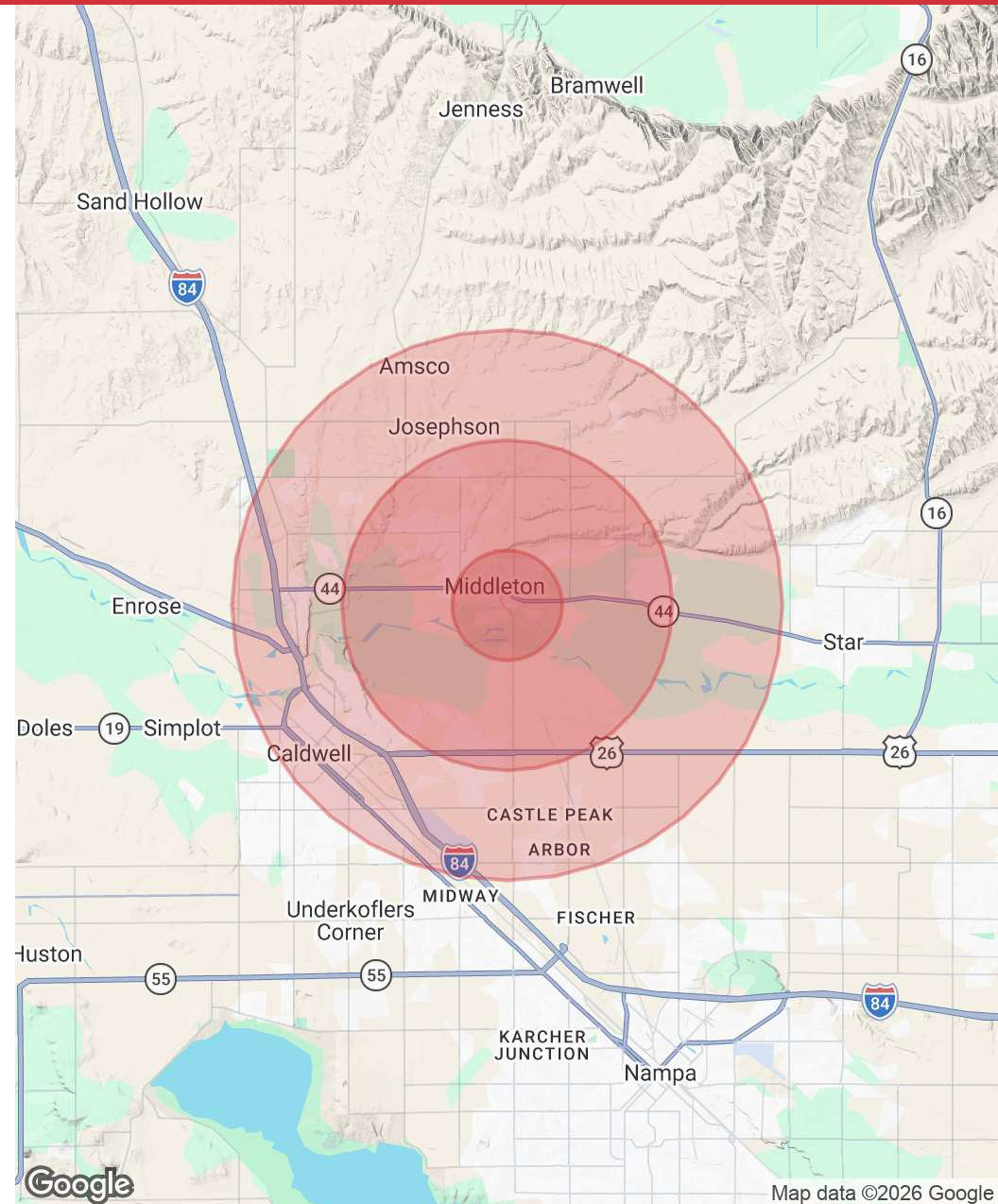
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,465	17,561	51,197
Average Age	35.0	36.7	34.2
Average Age (Male)	31.0	31.8	32.3
Average Age (Female)	36.5	38.1	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,613	5,946	16,946
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$80,816	\$89,023	\$83,556
Average House Value	\$319,909	\$386,002	\$367,218

2023 American Community Survey (ACS)



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