

GROUND LEASE / BTS

884 BOZIC ST, MIDDLETON, ID 83644



Michael Gioioso

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Hartley Ln

Cemetery Rd

TSC TRACTOR SUPPLY CO

Jack in the box

TacoTime Jacksons

SUBWAY

Idaho PIZZA

W Main St

E Main St

O'Reilly AUTO PARTS

DQ

UNITED STATES POSTAL SERVICE

ADVENTURE'S FIRST STOP MAVERIK

SUBJECT PROPERTY
884 Bozic St, Middleton ID 83644

SAGE INTERNATIONAL SCHOOL MIDDLETON

ACE Hardware Ridley's FAMILY MARKETS

FAMILY DOLLAR Garbonzo's PIZZA DOLLAR TREE

THE ORIGINAL SUNRISE CAFE

Middleton Rd

CASA MEXICO

Only 2.75 miles to



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LEASE PRICE:

Negotiable

BUILDING SIZE:

up to 6,000 SF

DELIVERY:

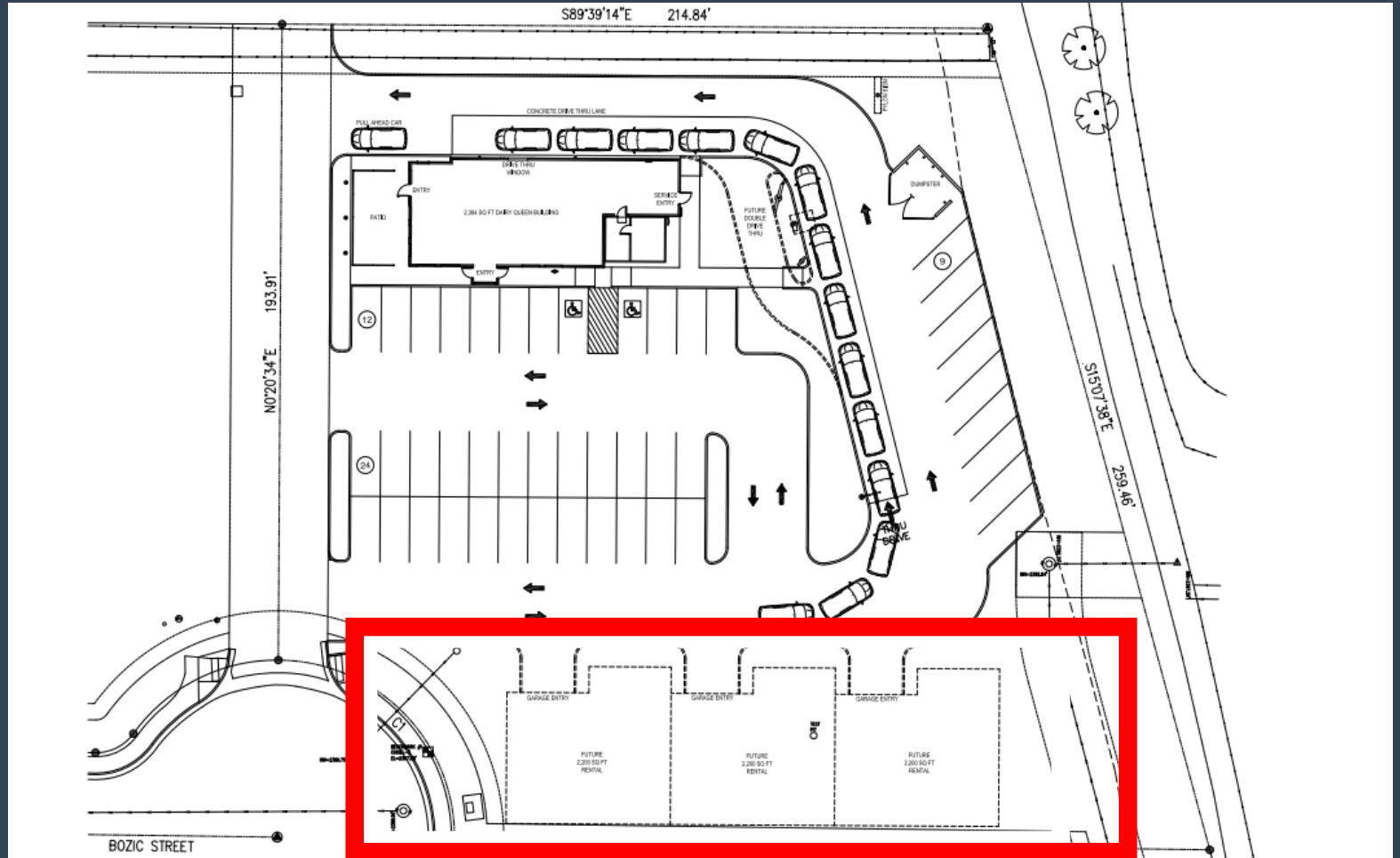
Immediate

JOIN DAIRY
QUEEN

NAPA AUTO
PARTS

SMOKY

MOUNTAIN PIZZA
COMPANY
MAVERICK



GOOGLE STREET VIEW

GOOGLE AERIAL

Rare drive-thru second-generation fast food building in the dense and growing Park Center Southeast Boise neighborhood. Southeast Boise benefits from a \$15B investment from Micron Corporation in one of only three domestic chip fabrication plants. This project will bring 2,000 direct jobs and an anticipated 17,000 related employment opportunities to Boise.



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DEMOGRAPHIC SNAPSHOT

POPULATION SUMMARY

Radius	Population 2024	Population 2029	Growth
1 Mile	4,918	5,466	+11%
3 Miles	27,693	30,993	+12%
5 Miles	65,964	73,600	+12%

The surrounding trade area shows strong population growth, particularly within the 3-mile radius, indicating continued residential development and increasing consumer demand.

HOUSEHOLDS

Radius	2024	2029
1 Mile	1722	1930
3 Miles	9733	10893
5 Miles	23352	26075

Growth in households mirrors population trends, supporting future retail and service demand in the area.

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HOUSEHOLD INCOME

Radius	Avg Household Income	Median Household Income
1 Mile	\$102,345	\$79,412
3 Miles	\$98,755	\$76,801
5 Miles	\$97,620	\$75,933

The trade area maintains healthy household income levels near \$100,000, supporting strong purchasing power.

HOUSEHOLD INCOME DISTRIBUTION (5 MILE RADIUS)

Income Range	Households	Share
Under \$50K	4085	17%
\$50K-\$75K	5137	22%
\$75K-\$100K	4437	19%
\$150K+	4283	19%
\$100K-\$150K	5410	23%

Approximately 42% of households earn over \$100,000 annually, indicating strong discretionary spending.

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AGE DISTRIBUTION

Age Group	Population Share
Under 18	24%
18-34	21%
35-54	27%
55-64	14%
65+	14%

The area includes a balanced mix of young families, professionals, and retirees, creating demand for a wide variety of retail and service businesses.

DAYTIME POPULATION

Category	Population
Residents	65964
Employees	18200
Total Daytime Population	84164

THE STRONG DAYTIME POPULATION SUPPORTS RESTAURANTS, RETAIL SERVICES, AND CONVENIENCE USES.

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