

High-Visibility Pad *For Sale*

Maple Grove & Ustick Pad

3212 N. Maple Grove Road | Boise, ID

Highlights

- Pad available for development on heavily traveled Ustick Road & Maple Grove Road - 21,000 VPD (Ustick Rd), 16,000 VPD (Maple Grove)
- On-site parking
- Great visibility
- Signage available
- Pad can accommodate a +/- 5,000 SF building



SITE

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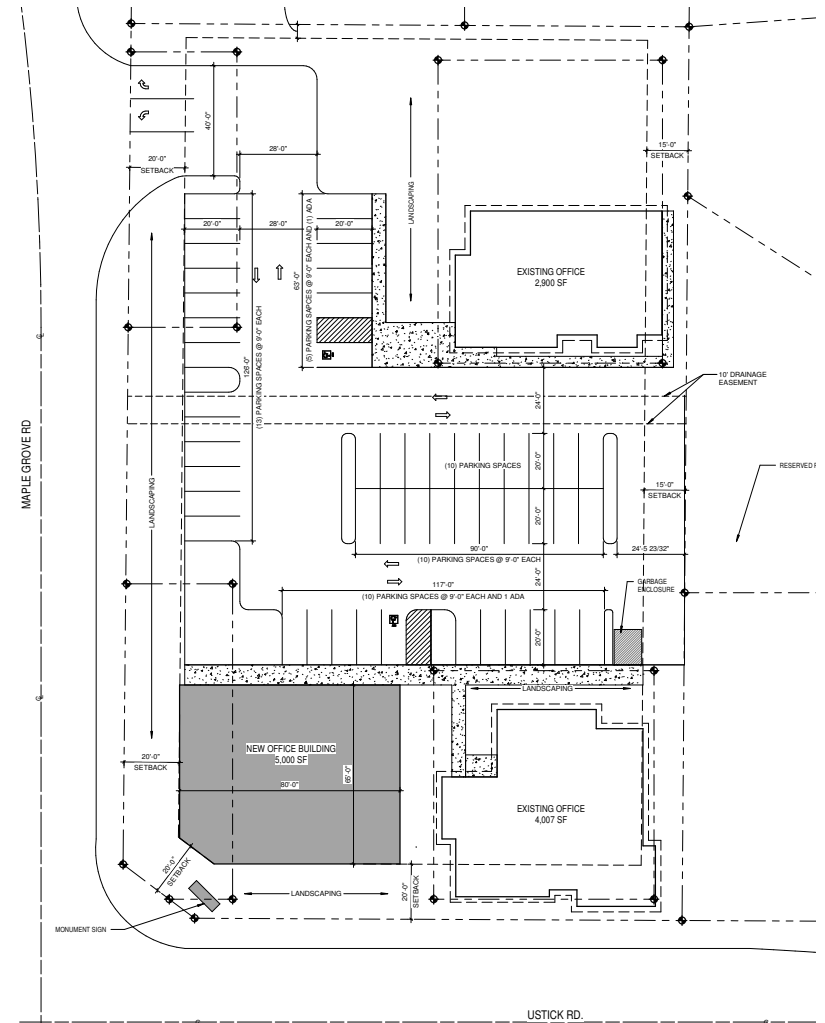
755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
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Property Overview

Property Type	Land — Office/Retail
Building Size	Can accommodate up to a 5,000 sf building
Sale Price	\$465,000
Zoning	MX-1 See allowed uses here

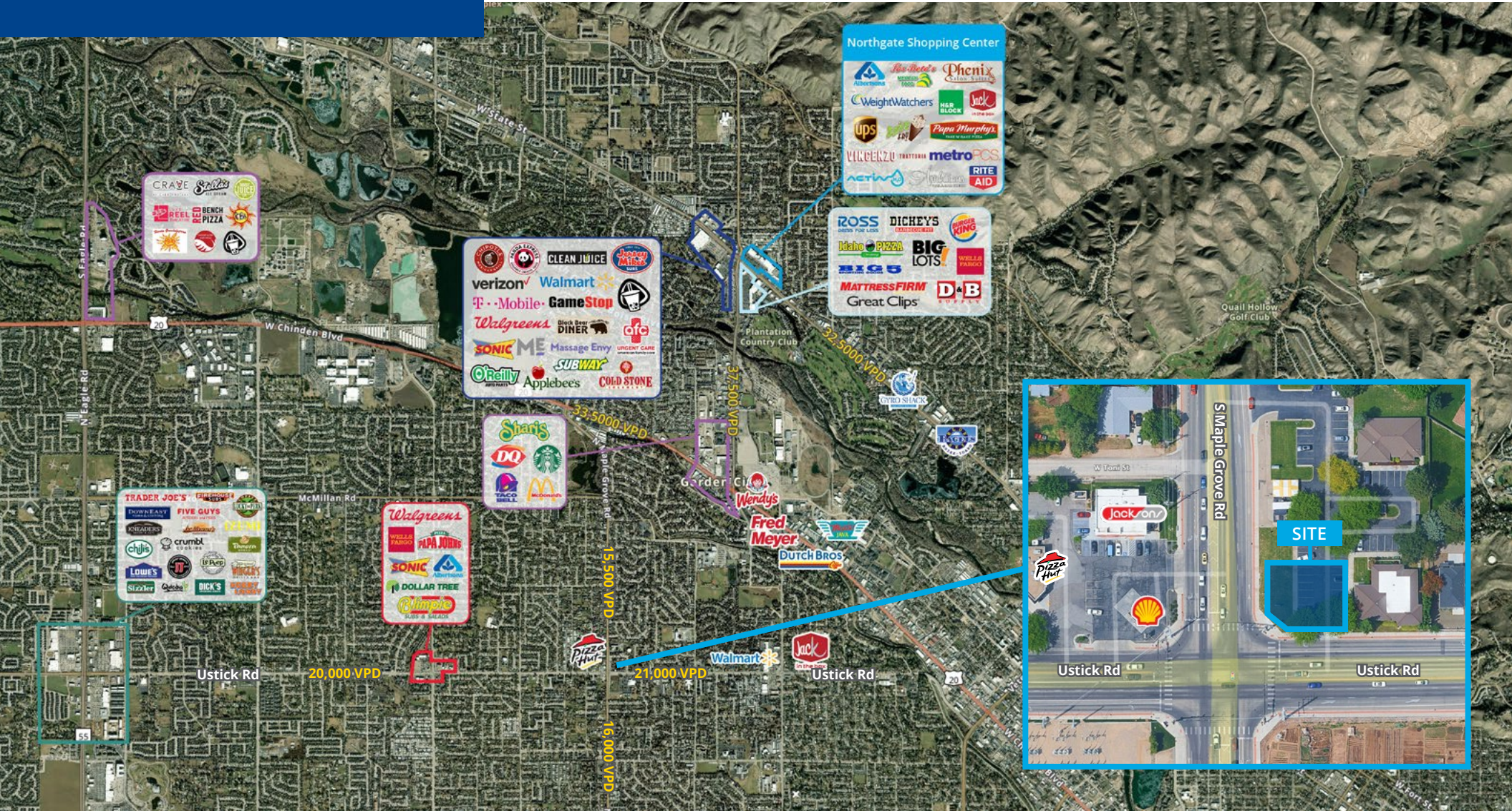


Site Plan



	Demos 2025	1 Miles	3 Miles	5 Miles
Population		17,044	107,242	239,784
Households		6,943	44,592	100,236
Avg. Income		\$78,119	\$78,695	\$84,502

Area Overview



1211 W. Myrtle St., Suite 200
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