

# MIDBOX DEVELOPMENT LAND FOR SALE / LEASE

## KARCHER CROSSING

LOWE'S ANCHORED CENTER ON NAMPA-CALDWELL BLVD • NAMPA, IDAHO



### AVAILABLE SPACE:

LOT:	SIZE:	PSF:
Lot 4	2.48 Acres	\$4.00

### LISTING COMMENTS:

Adjacent to new I-84 Karcher Interchange.

One signalized entrance and four unsignalized entrances.

Excellent pylon signage rights.

Located at Karcher Road and Caldwell Blvd., Nampa, Idaho.

Area tenants include Ross, Kohls, Costco, Target, Home Depot, Staples, Winco, Shopko and Deseret Industries.

Excellent opportunity to acquire improved mid-box site for immediate development or investment.

### CONTACT:

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A Development By:



CLICK HERE FOR A "STREET VIEW" >

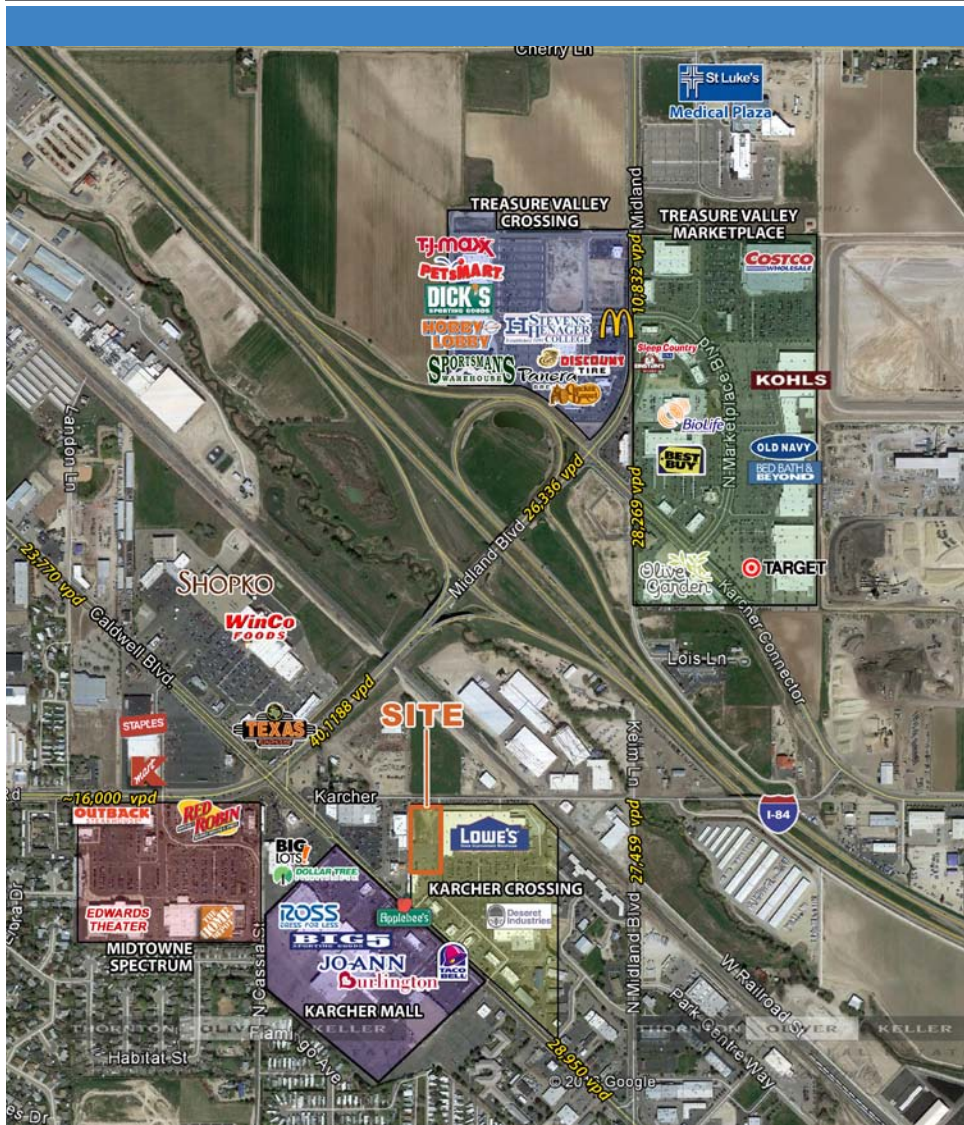




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**EXCELLENT OPPORTUNITY**  
to Acquire Improved Development Ground Near  
Karcher - I-84 Interchange.

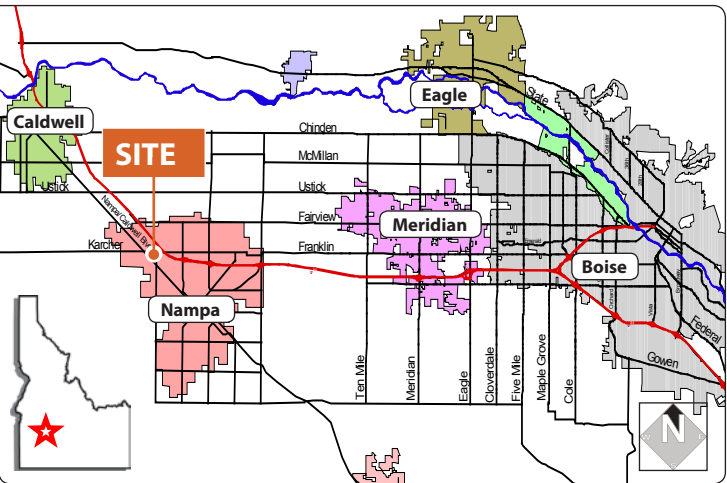


## DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	7,161	55,125	123,841
<b>Avg HH Income:</b>	\$50,366	\$51,370	\$53,302
<b>Daytime Pop:</b>	8,127	25,530	44,287

## KEY TENANTS:

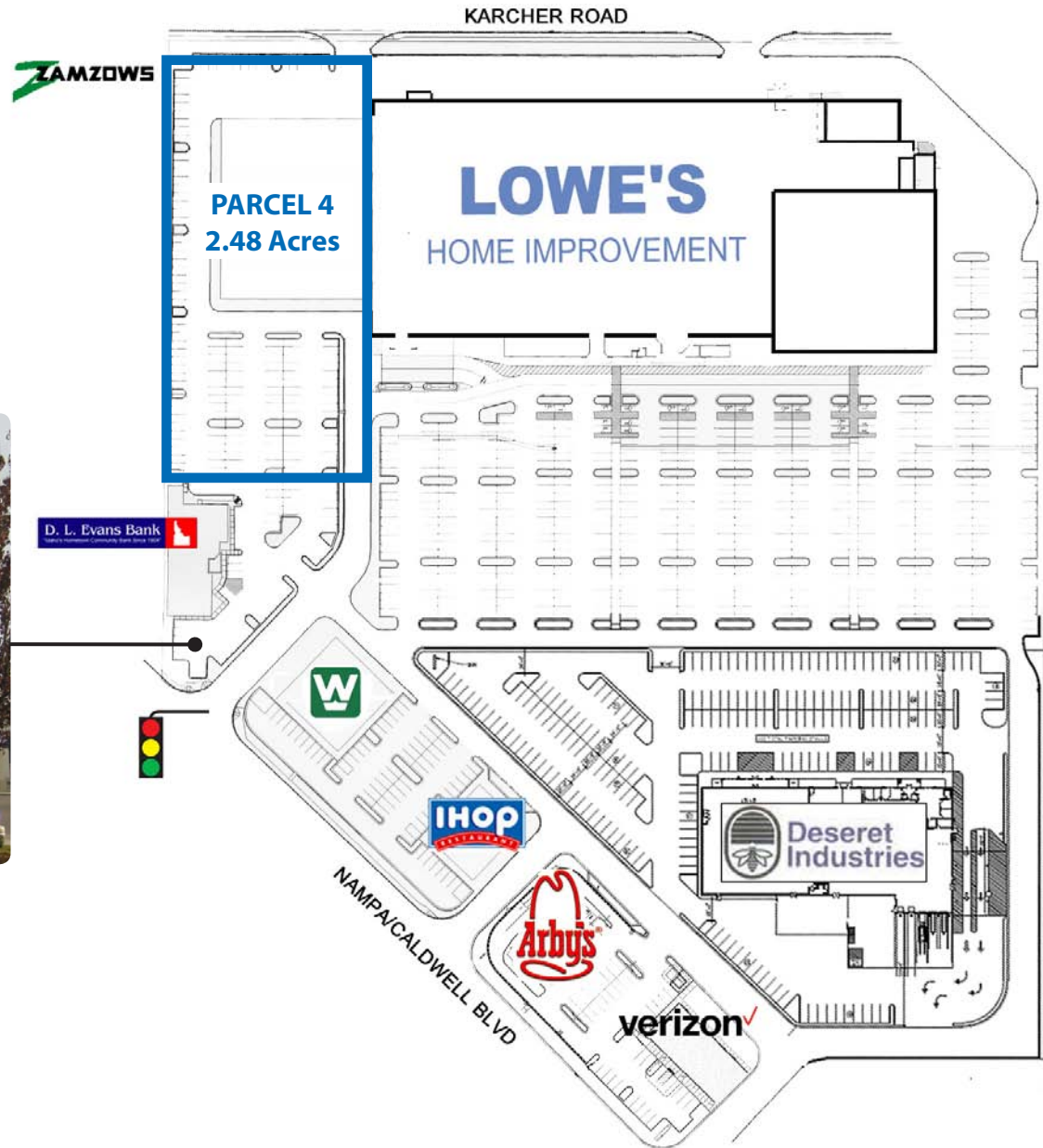
Anchored by Lowe's. Other tenants: Washington Federal, IHOP, Arby's, Verizon, and Deseret Industries.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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