



YARD SPACE FOR LEASE

120 E 41ST ST. & 4126 N OSAGE ST. | Garden City, ID

+/- 1.403 acres | \$0.10/ FT/MO



For More Information:
GREG PICARD, CCIM
O: 208.781.9325
greg@naiselect.com

BRIAN RALLENS
O: 208.761.0924
brian@rallensrealty.com

5571 N. Glenwood St.
Boise, ID 83714
208 229 2020 tel
naiselect.com

YARD SPACE FOR LEASE

120 E 41ST ST. & 4126 N OSAGE ST. | Garden City, ID
+/- 1.403 acres | \$0.10/ FT/MO



Property Description

- Potential uses for subject property:
 - Spa/Hot Tub Sales
 - Used Car Sales Lot
 - Construction laydown yard
 - RVs/overflow
 - Storage
- High traffic location with visibility off of Chinden and Veterans
- Property may be fenced off at Tenant's expense
- City utilities to street

Property Details- Zoning C-2

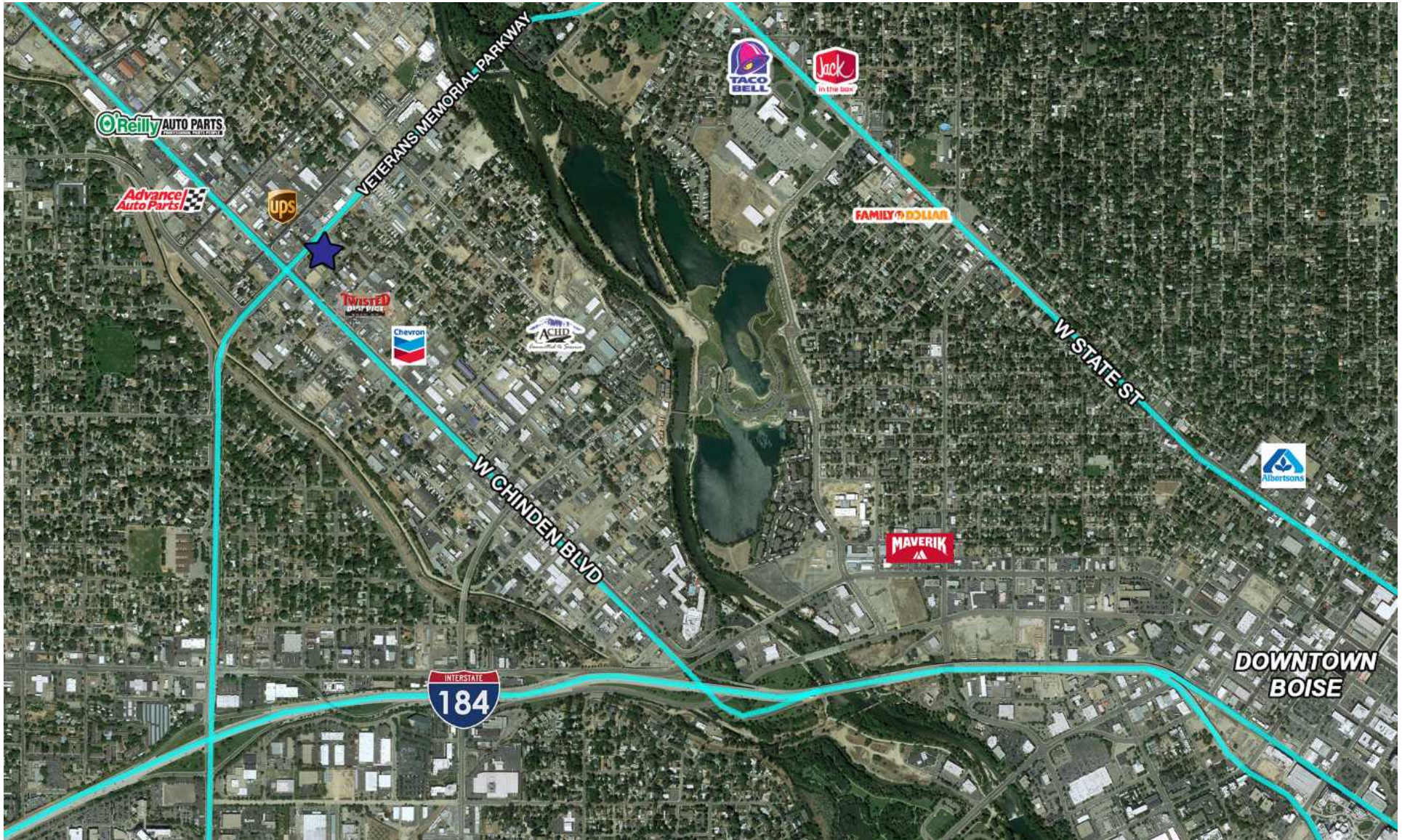
- Lot Size ±1.403 acres

Location Description

- Located in one of the fastest growing submarkets of the Boise MSA
- Incredible infill location for yard space
- Walking distance from amenities, including dining, retail, and the Boise River Greenbelt
- Two residential towers currently under construction within two blocks; one of these towers is 18 stories

YARD SPACE FOR LEASE

120 E 41ST ST. & 4126 N OSAGE ST. | Garden City, ID
+/- 1.403 acres | \$0.10/ FT/MO



For More Information:
GREG PICARD, CCIM
O: 208.781.9325
greg@naiselect.com

BRIAN RALLENS
O: 208.761.0924
brian@rallensrealty.com

5571 N. Glenwood St.
Boise, ID 83714
208 229 2020 tel
naiselect.com

YARD SPACE FOR LEASE

120 E 41ST ST. & 4126 N OSAGE ST. | Garden City, ID
+/- 1.403 acres | \$0.10/ FT/MO

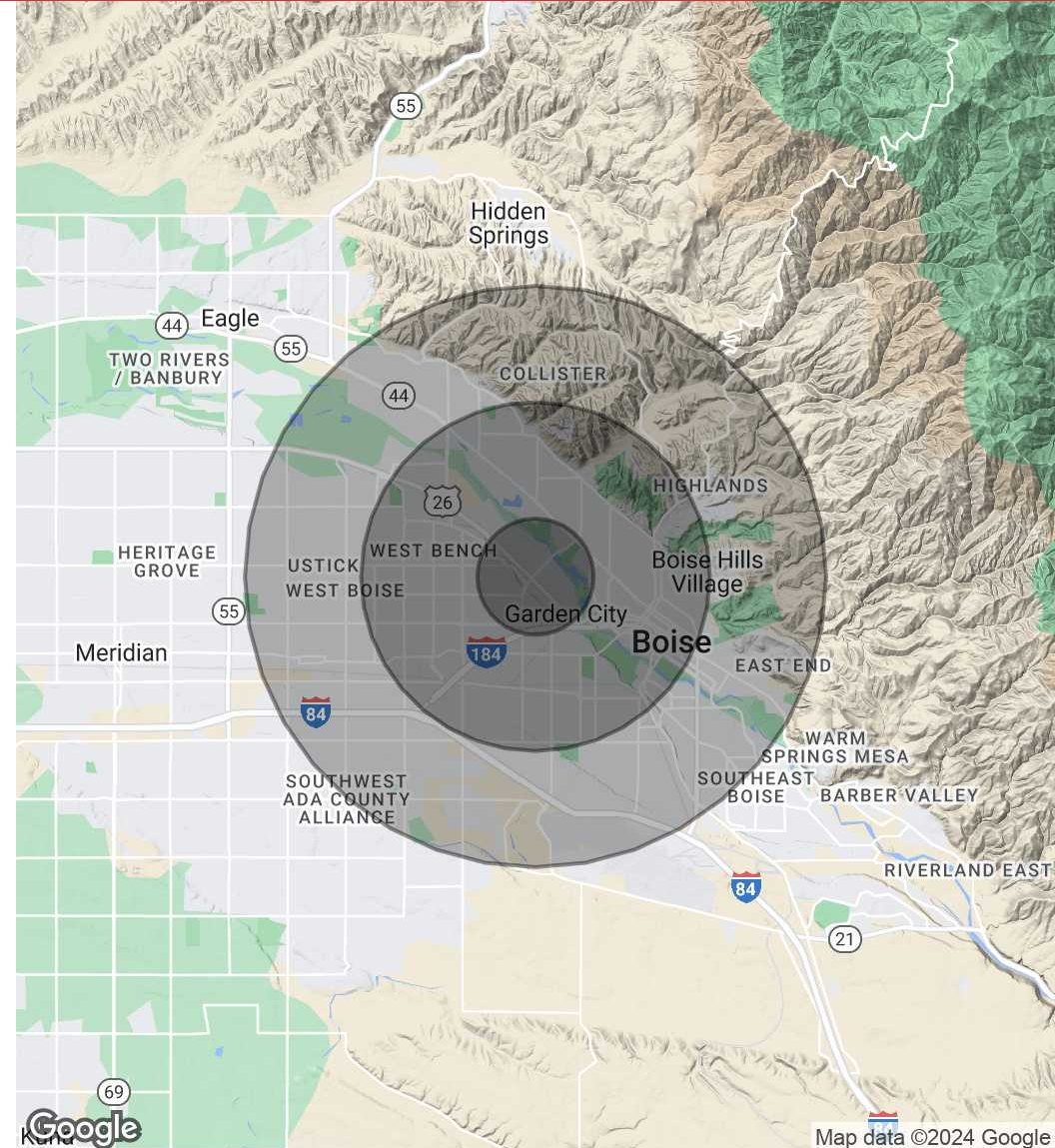
Population

	1 Mile	3 Miles	5 Miles
Total Population	6,810	90,322	192,516
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,972	39,485	80,715
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$84,448	\$87,994	\$96,591
Average House Value	\$532,832	\$554,194	\$564,807

Demographics data derived from AlphaMap



For More Information:
GREG PICARD, CCIM
O: 208.781.9325
greg@naiselect.com

BRIAN RALLENS
O: 208.761.0924
brian@rallensrealty.com

5571 N. Glenwood St.
Boise, ID 83714
208 229 2020 tel
naiselect.com