

Dakota Ave Dakota Ave W Dakota Ave

**SITE AVAILABLE
1.15 ACRES**



FOR SALE

410 W Dakota Ave.

Hayden, ID 83835

PRESENTED BY:

TAYLOR GIBBONS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	1.15 Acres
ZONING	Commercial
CARS PER DAY	44,000

PROPERTY OVERVIEW

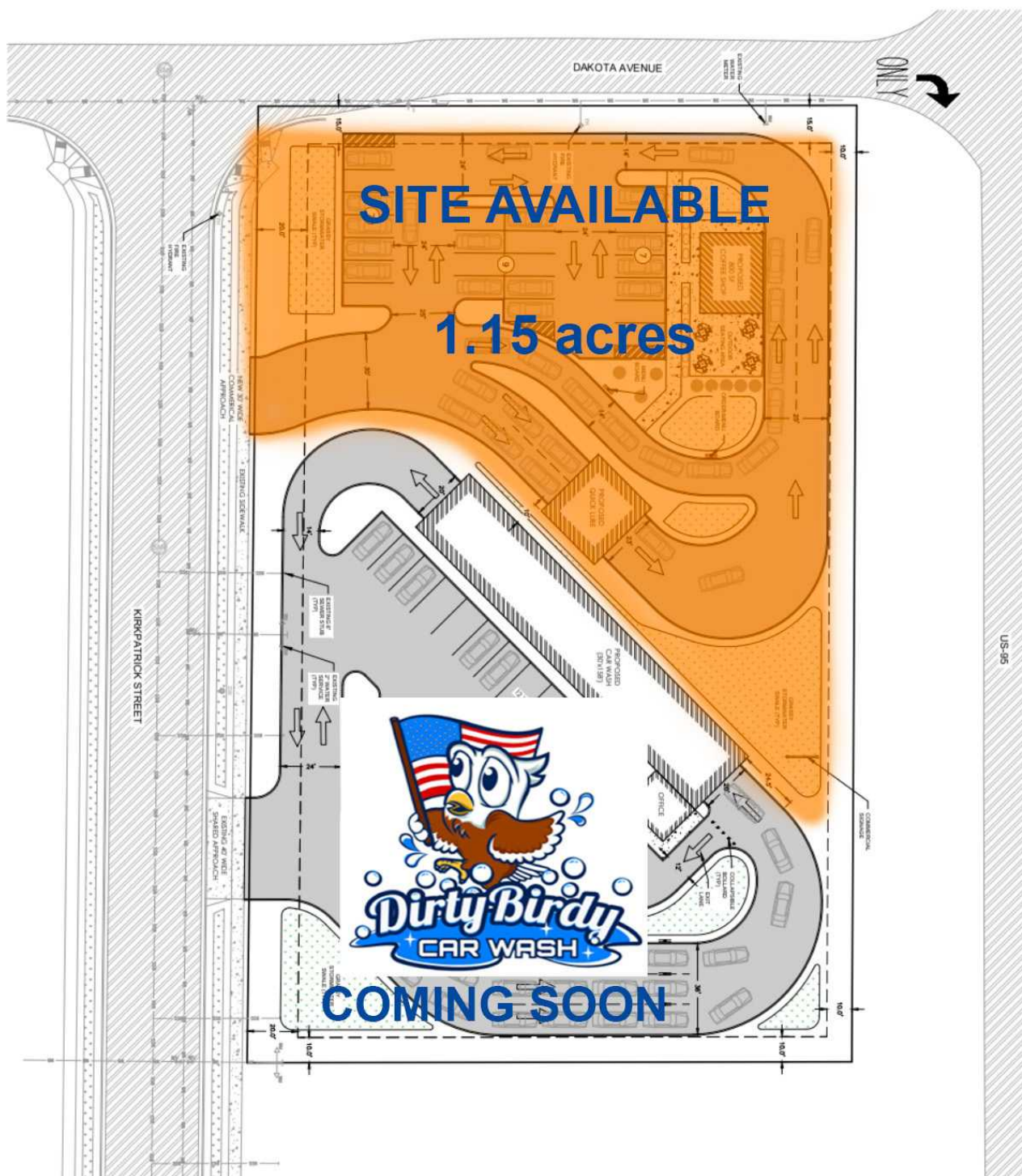
A coveted corner site on Hwy 95 in Hayden, ID. Situated on the SWC of Hwy 95 and Dakota Ave.

1.15 acres for retail, fast food, banking, etc. with Hwy 95 frontage and visibility.

All utilities on site and zoned Highway Commercial. Access extended on Kirkpatrick St, Hayden Ave and Dakota Ave.

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SITE PLAN



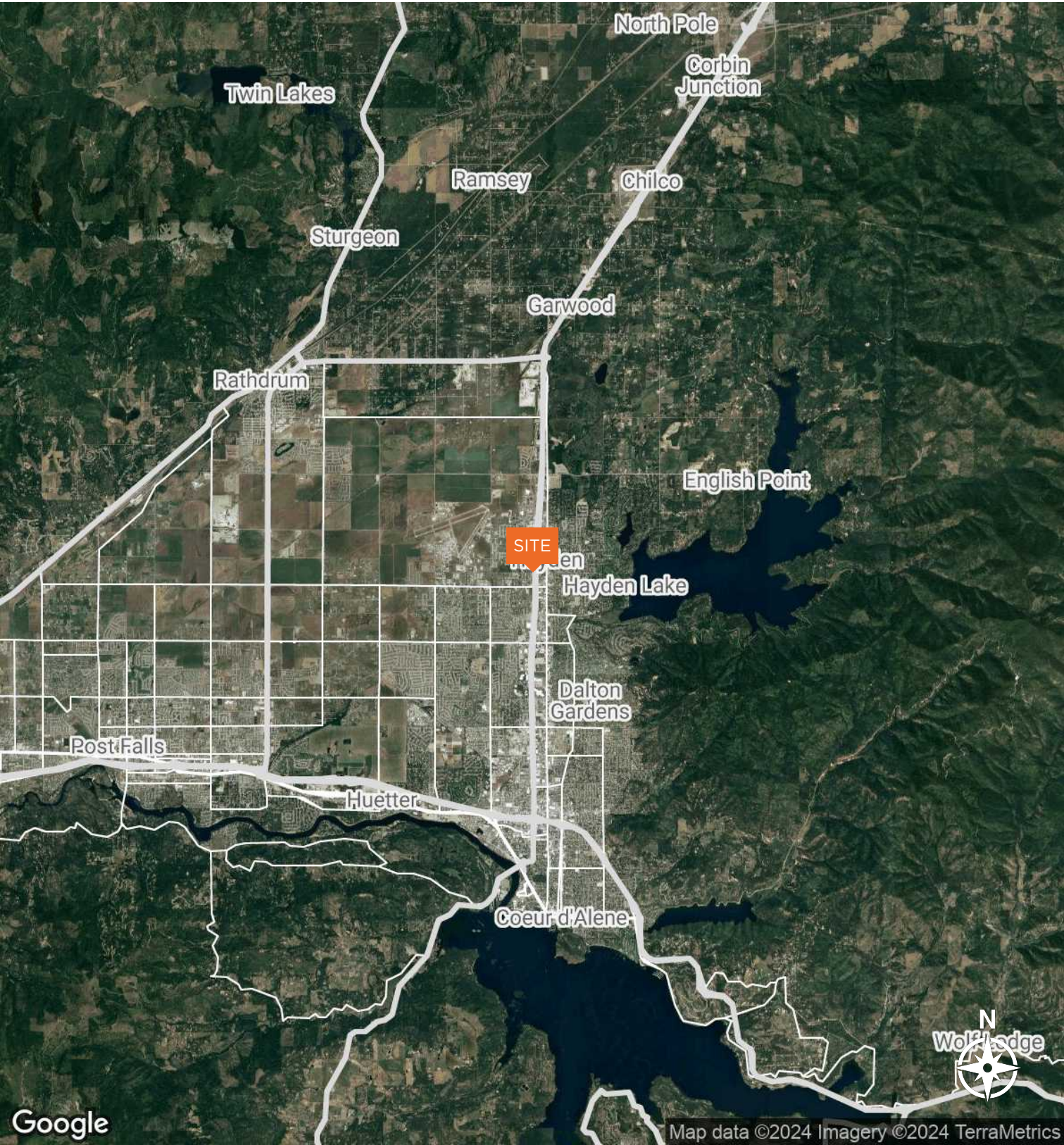
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ACCESS PHOTO



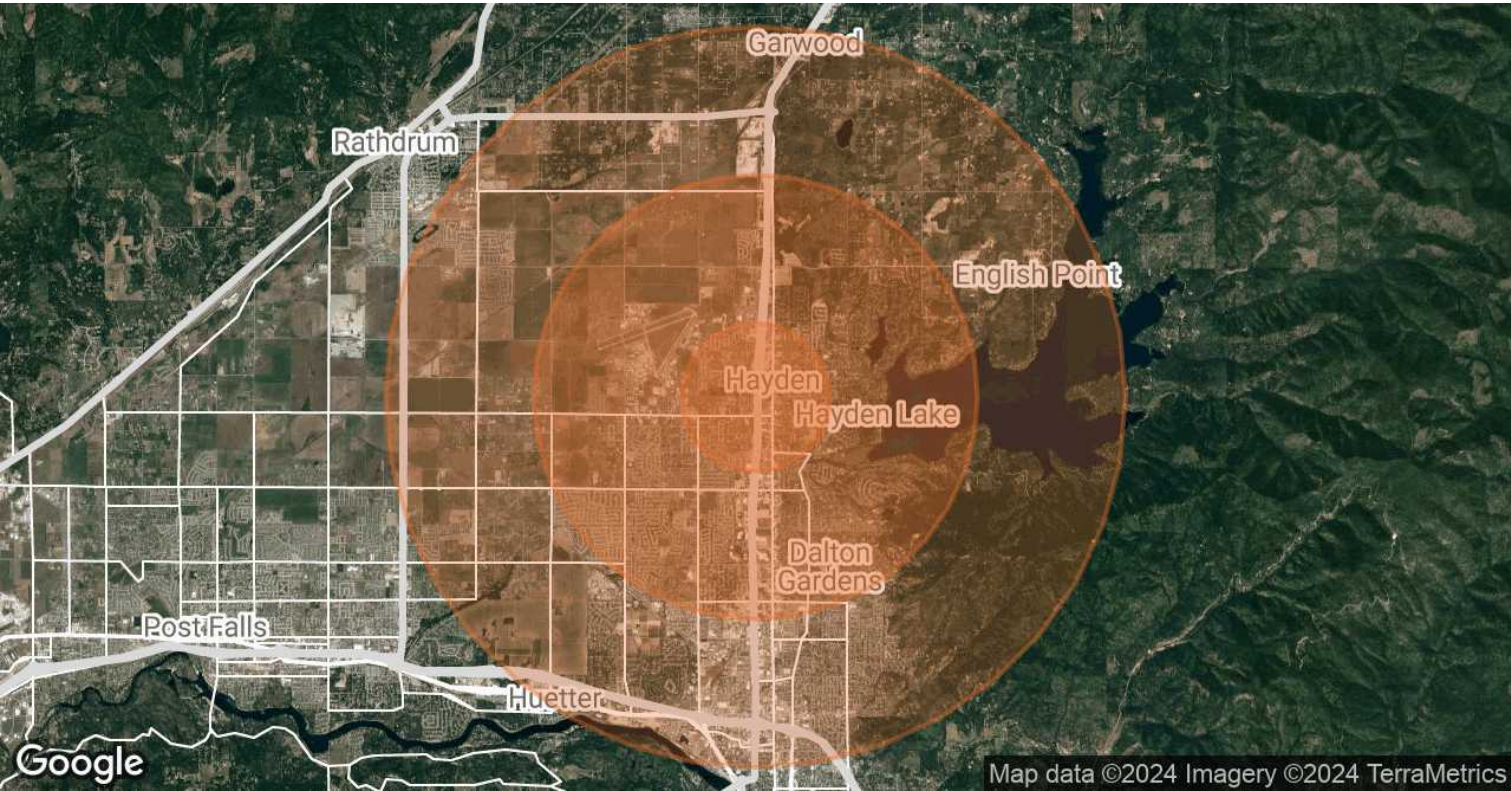
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,970	34,089	68,274
AVERAGE AGE	45.4	42.9	42.3
AVERAGE AGE (MALE)	40.7	40.6	40.4
AVERAGE AGE (FEMALE)	49.3	44.8	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,155	14,542	30,297
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$63,025	\$77,492	\$70,799
AVERAGE HOUSE VALUE	\$275,805	\$326,304	\$298,823

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