

2922 E. GREENHURST ROAD

Nampa, Idaho 83686

Hawkeye Plaza Retail Space - 1,200 SF - \$16.00/SF + \$5.00/SF NNN / For Lease



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AVAILABLE

1,200 SF | Suite 2922 - Former Hair Salon

COTENANTS

Domino's, Anytime Fitness, Tobacco Connection & High Desert Beauty

LEASE RATE

\$16.00/SF + \$5.00/SF NNN

YEAR BUILT

2006 - Well Maintained

ZONING / LOT

BC - Community Business / 1.85 Acres

TRAFFIC COUNTS / FRONTAGE

9,800 ADT / 346 Feet - Greenhurst Road

PARKING / PARCEL

Ample - On-Site Parking / R32318011A0

AVAILABILITY / LOCKBOX

Immediately / Contact Agents for Code

LISTING FEATURES

- Property is located at the signalized intersection of East Greenhurst Road & Southside Boulevard - and accessible by both
- 3.5 Miles south of Interstate 84 - heavy daily commuter traffic
- Ample on-site parking and strong co-tenancy creating prime retail synergy located directly in the path of future growth
- Includes highly visible monument and building signage on Greenhurst Road - [Google 360 View](#)
- Good Demographics in a high growth area for new residential developments: 3 Mile Pop. 58,778, 3 Mile Avg. H.H. Income \$60,508, 3 Mile Daytime Pop. 13,726 - the rate of change since 2010 was 2.05% annually
- Contact agents for LockBox code and to discuss various uses or to schedule a walkthrough today!!

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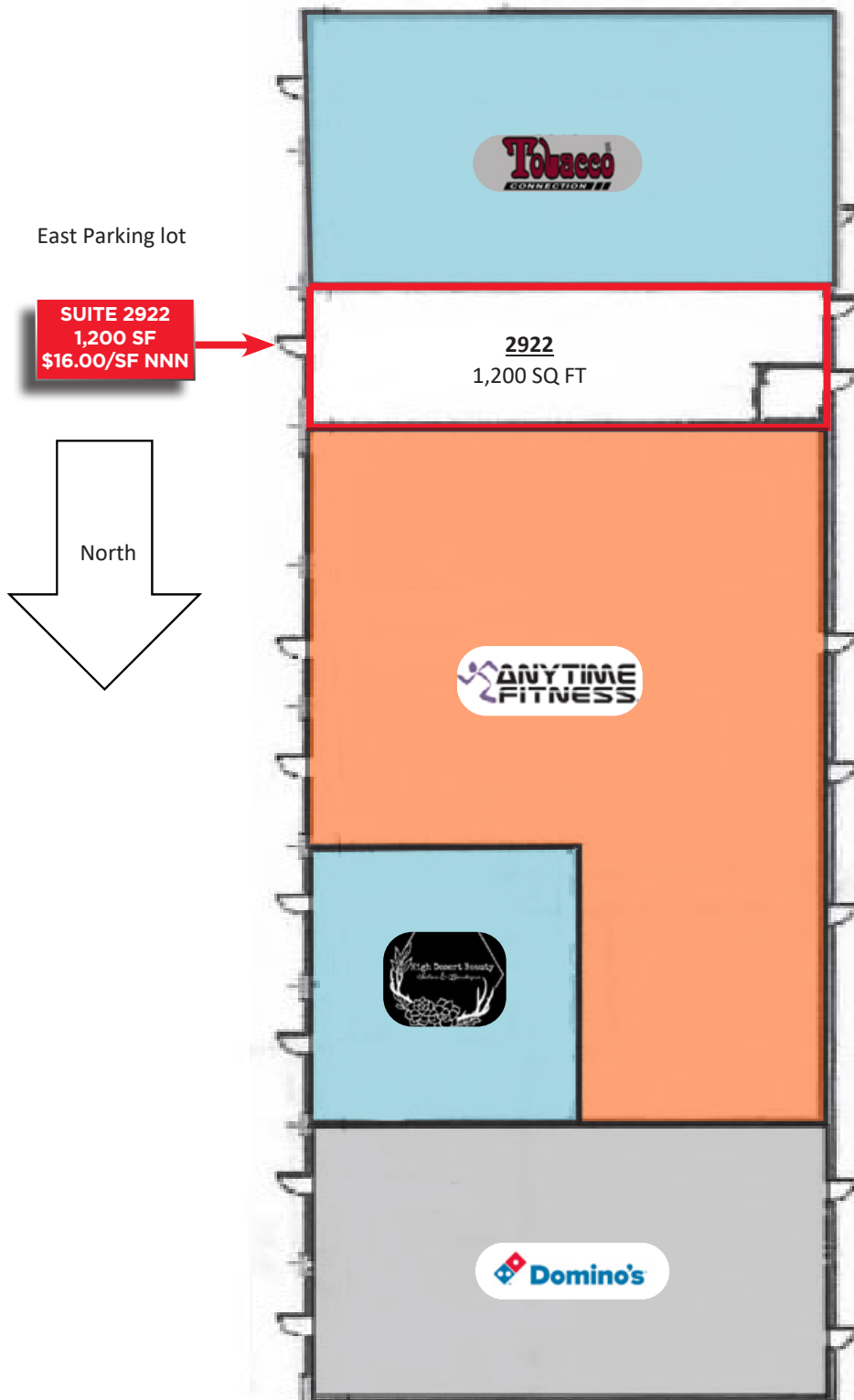
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Greenhurst





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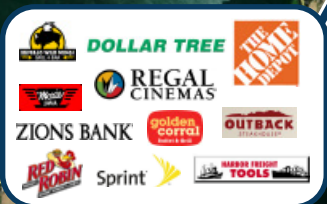
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Google Earth 360 View - Click Here to View





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- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 110,844. In 2010, the Census count in the area was 90,006. The rate of change since 2010 was 2.05% annually. The five-year projection for the population in the area is 123,709 representing a change of 2.22% annually from 2020 to 2025.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Population			
2000 Population	5,224	38,762	63,674
2010 Population	9,633	50,651	90,006
2020 Population	11,247	58,778	110,844
2025 Population	12,170	64,260	123,709
2000-2010 Annual Rate	6.31%	2.71%	3.52%
2010-2020 Annual Rate	1.52%	1.46%	2.05%
2020-2025 Annual Rate	1.59%	1.80%	2.22%
2020 Male Population	49.2%	48.9%	49.3%
2020 Female Population	50.8%	51.1%	50.7%
2020 Median Age	31.1	32.4	32.9

Households			
2020 Wealth Index	62	51	54
2000 Households	1,655	13,316	21,872
2010 Households	3,064	17,544	30,704
2020 Total Households	3,584	20,369	37,705
2025 Total Households	3,868	22,227	41,964
2000-2010 Annual Rate	6.35%	2.80%	3.45%
2010-2020 Annual Rate	1.54%	1.47%	2.02%
2020-2025 Annual Rate	1.54%	1.76%	2.16%
2020 Average Household Size	3.13	2.84	2.90

Average Household Income			
2020 Average Household Income	\$71,040	\$60,508	\$62,766
2025 Average Household Income	\$77,115	\$65,695	\$68,189
2020-2025 Annual Rate	1.65%	1.66%	1.67%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	90	1,472	2,976
Total Employees:	574	13,726	33,173

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