Karcher Commons

NE Corner of Karcher Rd. & Indiana Ave. Caldwell, ID

Shop Space for Lease



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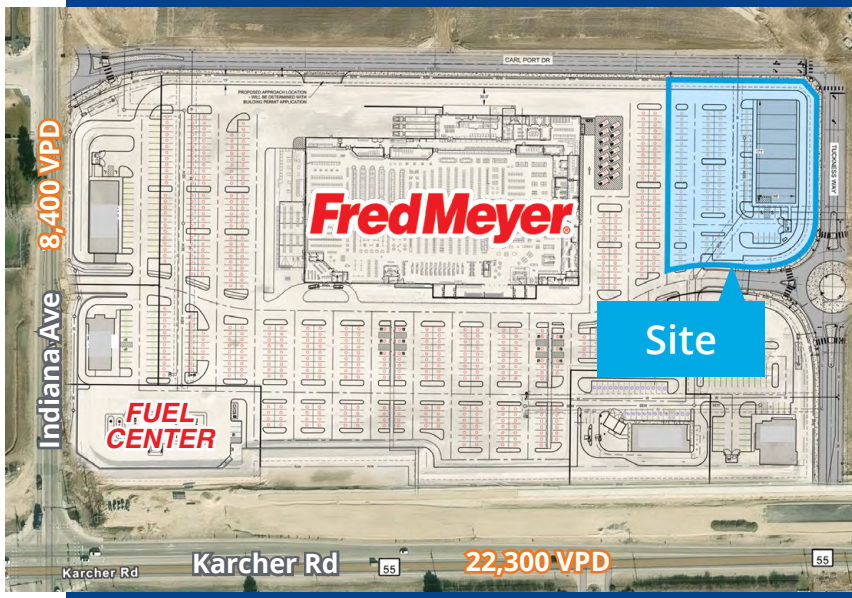
Accelerating success.

Property Overview

Property Type	Retail, Multi-Tenant
Land Size	1.69 Acres
Building Size	Up to 11,270 SF
Parking	Shared Onsite Parking
Lease Type	Build to Suit (NNN)
Lease Rate	$45 PSF NNN

Demos

	1 Miles	3 Miles	5 Miles
Population	9,007	48,473	122,587
Households	2,811	15,881	41,507
Avg. Income	$138,398	$105,558	$106,204

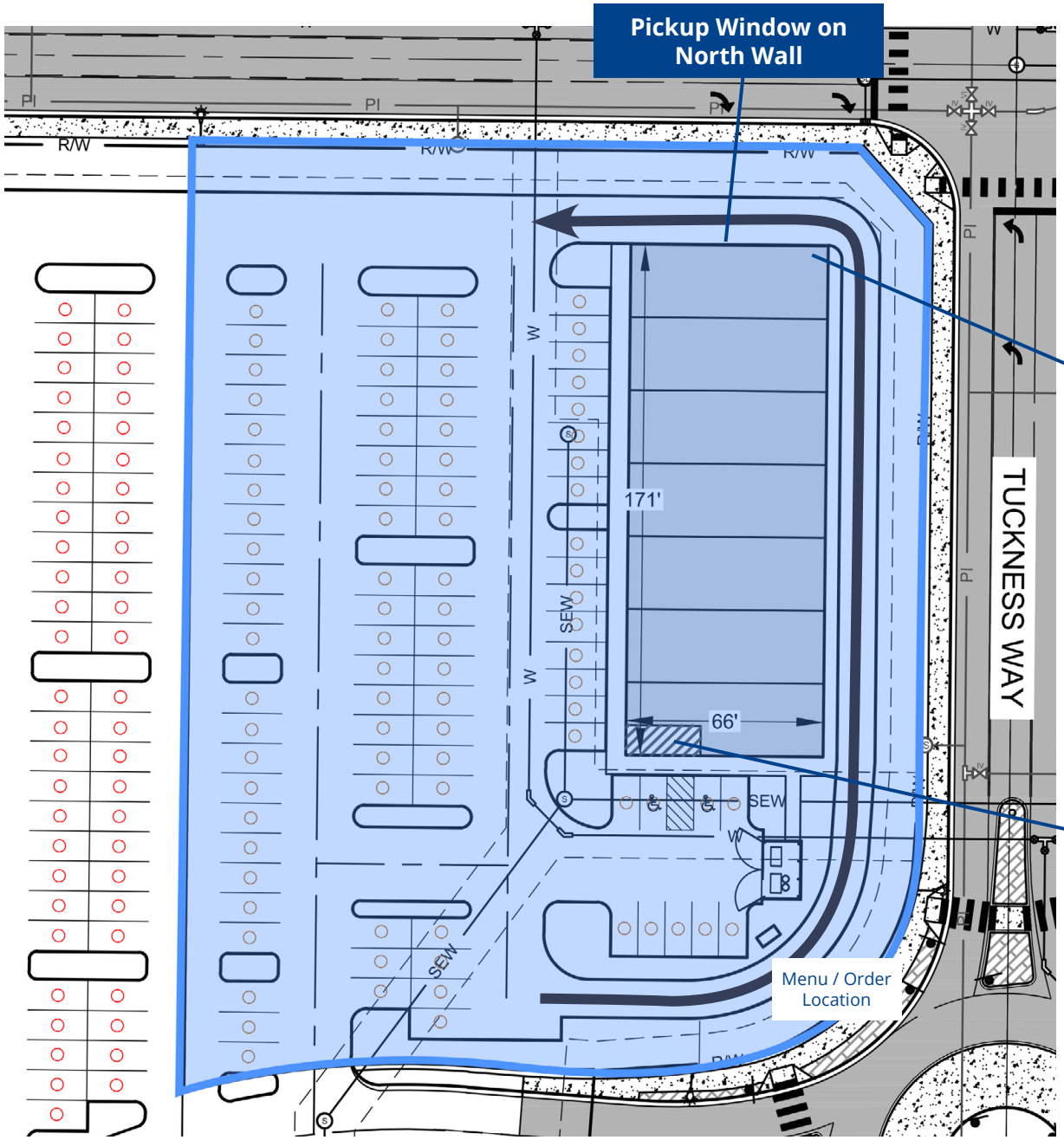


Key Highlights

- Grocery-anchored shop spaces in a fast-growing area of Caldwell - over 3,000 residential lots are currently planned or under development.
- North endcap suite offers drive-thru availability
- Flexible suite sizes
- Great for services, food & beverage, wellness, fitness and more!

Parcel 7

NE Corner of Site



- Multitenant shop spaces for lease 1,200-11,270 SF
- Endcap Drive Thru Available
- Contact agents for lease terms

Pad also available for sale or ground lease

Location

Google Map

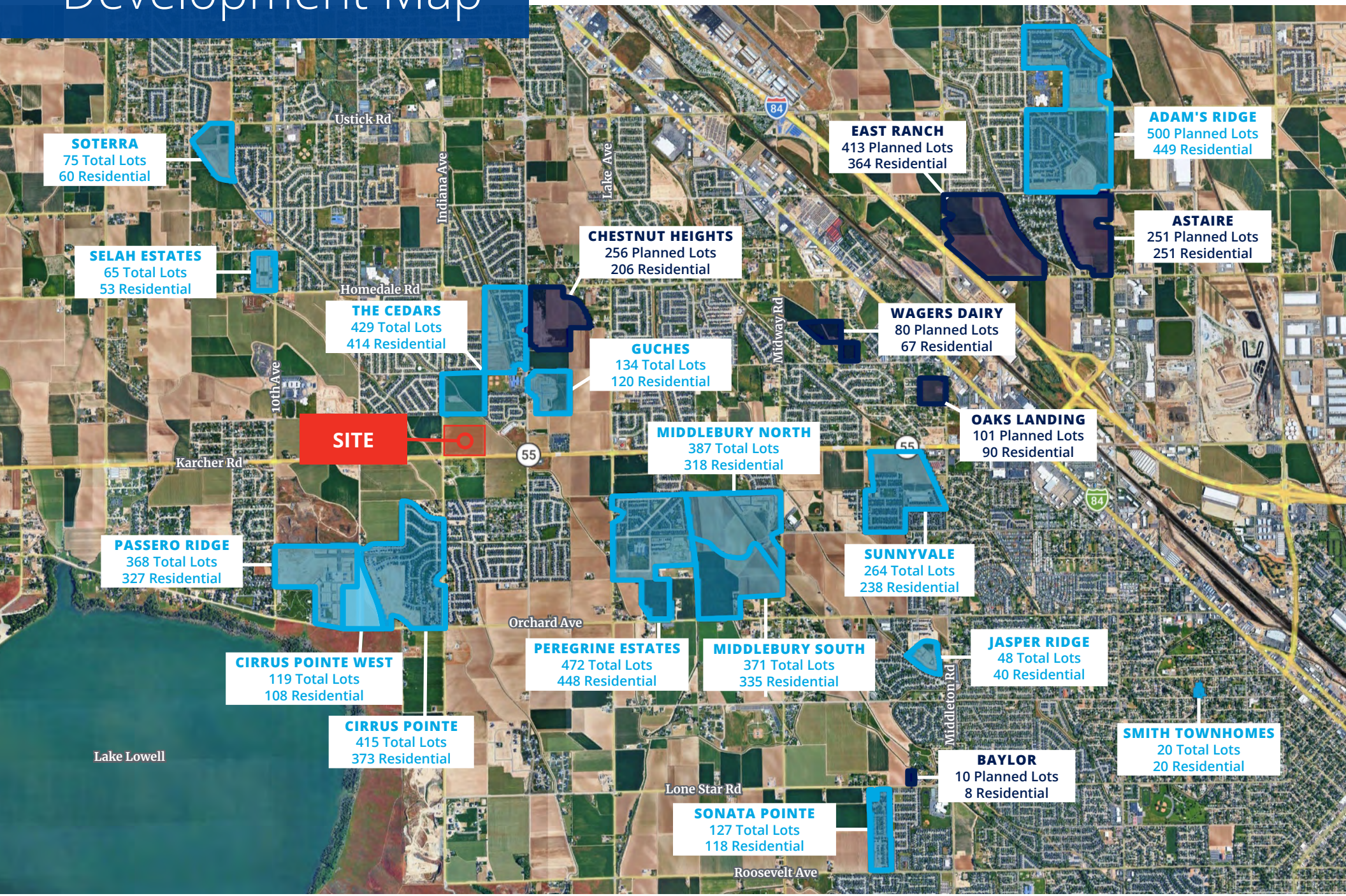
Street View



Development Map

Planned
Under Development

Google Map
Street View



Property Aerial



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