CUSHMAN & WAKEFIELD
Commerce

FOR LEASE

Country Club Plaza Retail Space

4500 West Overland Road, Boise, Idaho 83705

Available: 1,100 SF
Lease Rate: $12.00/SF

Property Highlights

Lease Type	Modified Gross
T.I. Allowance	Negotiable, Contact Agents
Parking	5/1,000 - Open & Shared
Zoning	City of Boise C-2D
Total of Buildings	64,399 SF +/-
Total Lot Size	Over 4 Acres
Remodeled	1999 - Well Maintained
Availability	Immediate
LockBox	Yes, On Vacant Suite

Listing Features

- Retail / Office Space Available in the Country Club Plaza
- Space is Ready for T.I.'s, Building Signage Space and Pylon Space Included
- High Visibility from Overland, Ample On-Site Parking & Easily Accessible with Three Separate Entrances / Exits, & Boise Bus Stop in Front of Development
- High Traffic Counts: 22,000 CPD on Overland Rd. (2014) & 18,000 CPD on Orchard St. (2014)
- Current Tenants Include: The Reel Theaters, Pizza Hut, Idaho Sewing & Vacuum Center, RJM Computers, Ishtar Market & Restaurant, Skin Deceptions & Antique World

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Space #1: Reel Theaters	**Space #6: 1,100 SF - $12.00/SF MODG**
Space #2: Antique World Mall	Space #7: Pizza Hut
Space #3: Skin Deceptions	Space #8: Video Memories
Space #4: RJM Computers and Parts	Space #9: Idaho Sewing and Vacuum
Space #5: Ishtar Market and Restaurant	

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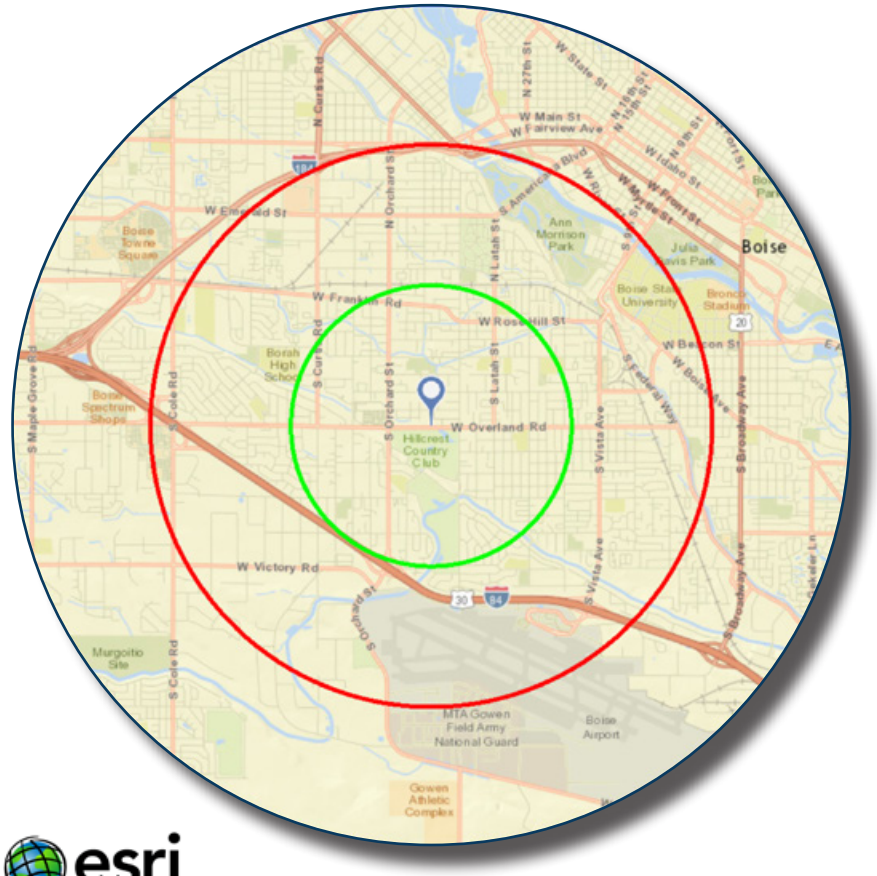
- LOCATED IN A GROWING AREA IN BOISE -

In the identified area, the current year population is 79,746. In 2010, the Census count in the area was 76,876. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 83,773 representing a change of 0.99% annually from 2015 to 2020.


W Overland Rd
W Victory Rd
W Franklin Rd
W Fairview Ave
W Main St
Boise
Hillcrest Country Club
Ann Morrison Park
Boise Airport
MTA Gowen Field Army National Guard
Gowen Athletic Complex
Borah High School
Boise State University
Bronco Stadium
Boise Towne Square
Boise Spectrum Shops
Margolito Site
S Orchard St
S Latah St
S Vista Ave
S Broadway Ave
S Cole Rd
S Maple Grove Rd
N Curtis Rd
N 27th St
W State St
W Idaho St
W Myrtle St
W Front St
W Rose Hill St
W Beacon St
S Federal Way
W Boise Ave
S Curtis Rd
S Orchard St
S Latah St
S Vista Ave
S Broadway Ave
S Cole Rd
S Maple Grove Rd
S Orchard