

**FOR
LEASE**

PARKWAY STATION RETAIL

405 E 42ND STREET | GARDEN CITY, ID



PROPERTY INFORMATION

Property Type:	Retail
Building Size:	41,251 SF
Land Size:	1.07 Acres
Space Available:	6,203 SF
Parking:	On-site; shared with apartments
Lease Type:	NNN

SPACE AVAILABLE

Size	Rate
1,500 - 2,709 SF	\$17.50 - \$19.00 PSF NNN
1,200 - 2,709 SF	\$17.50 - \$19.00 PSF NNN
3,494 SF	\$16.50 PSF NNN

HIGHLIGHTS

- » Great retail opportunity in redevelopment area
- » Parkway Station is a large mixed use development in Garden City
- » The project provides some great retail opportunities surrounded by new residential townhomes, cottages, and apartments
- » Building is currently under construction with Tenant Occupancy expected around 2/2019
- » Located at the intersections of Adams St. and 42nd St and the NW Corner of Veterans Memorial Parkway and Adams St
- » Building will be delivered in a Vanilla Shell state

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INTERNATIONAL

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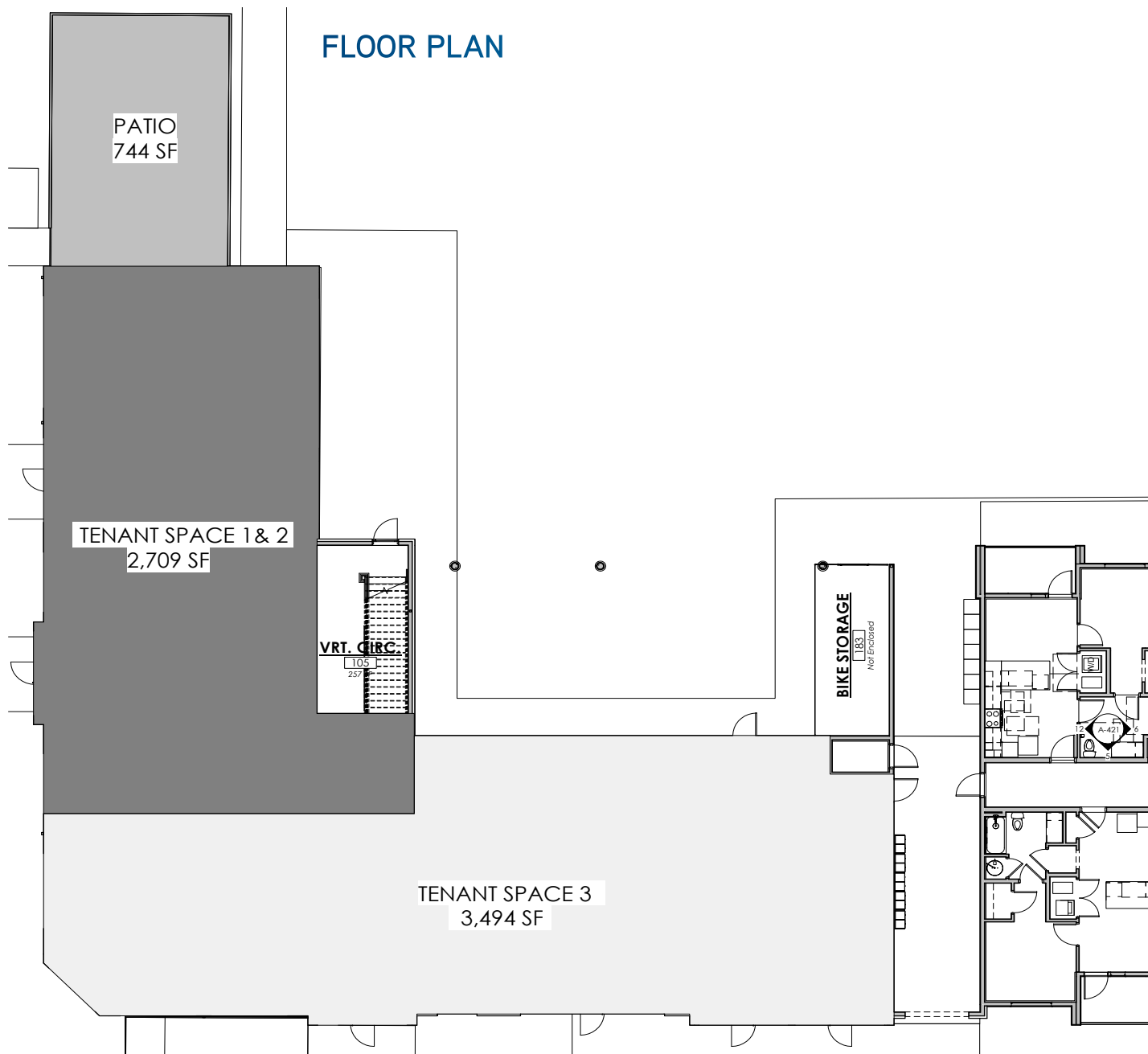
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FLOOR PLAN



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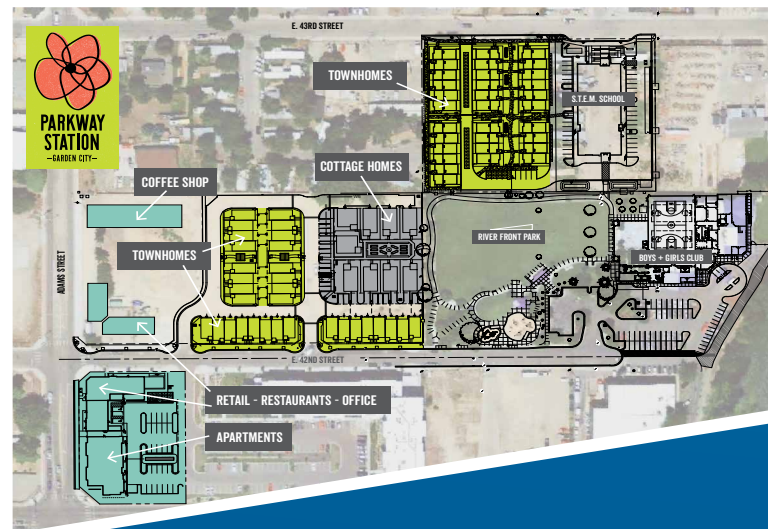
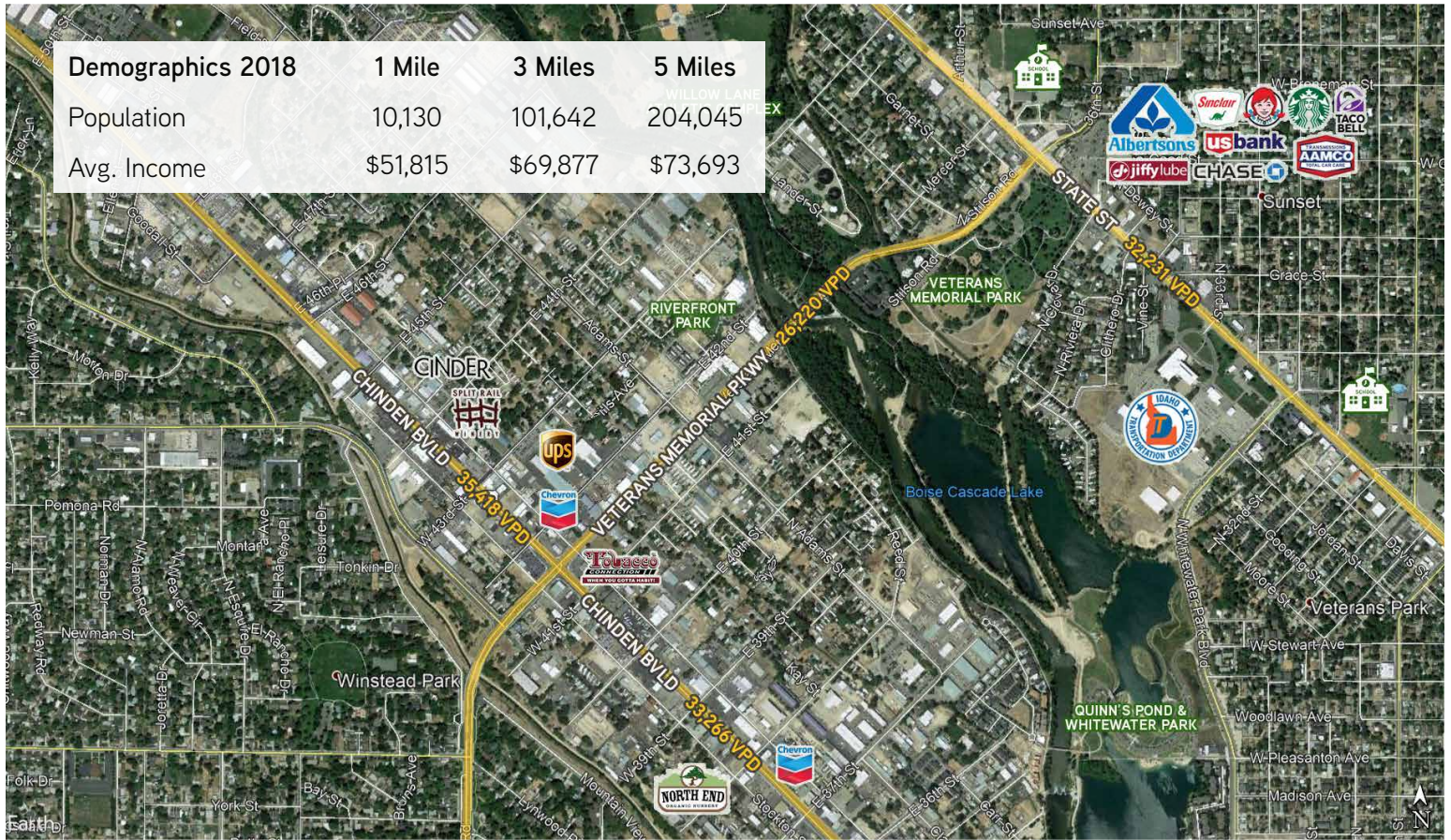
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Demographics 2018	1 Mile	3 Miles	5 Miles
Population	10,130	101,642	204,045
Avg. Income	\$51,815	\$69,877	\$73,693



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