

**FOR SALE  
OR LEASE**

**1212 11th Street South**  
NAMPA, ID 83651



## PROPERTY INFORMATION

Building Type:	Office
Building Size:	3,530 SF
Land Size:	±0.20 Acres
Price:	\$317,000
Lease Type:	MG

## SPACE AVAILABLE

Suite	Size	Rate
1204	573 SF	\$550 MG / Mo.
1212	947 SF	\$895 MG / Mo.

## HIGHLIGHTS

- » Easy access off 12th Ave S and 11th St S
- » Adjacent hard corner on 12<sup>th</sup> Ave with frontage potentially available for sale
- » Great owner user opportunity
- » Bring offers!

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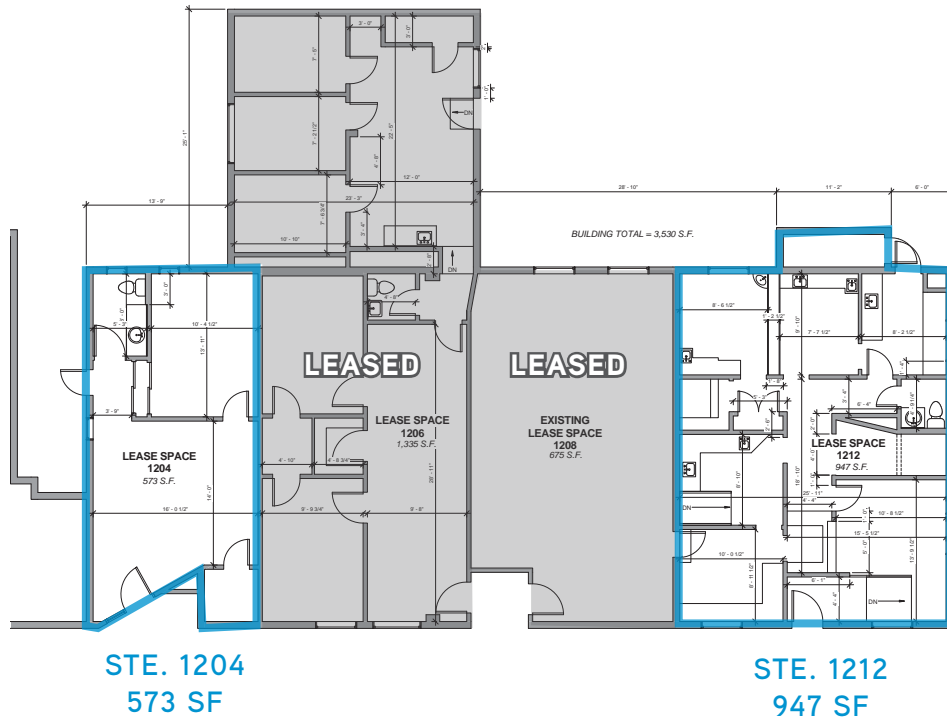
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Demographics	1 Mile	3 Mile	5 Mile
2016 Population	15,757	79,210	106,820
2021 Projected Population	16,530	83,294	112,341
Projected Annual Growth	1.0%	1.0%	1.0%
Households	6,042	28,270	37,471
Average HH Income	\$38,480	\$48,994	\$52,777

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