

FOR SALE



WHITE BARN REAL ESTATE
Mills & Co. Realty, Inc.

**C2
COMMERCIAL
4,356 FT² PAD**
Middleton, Idaho



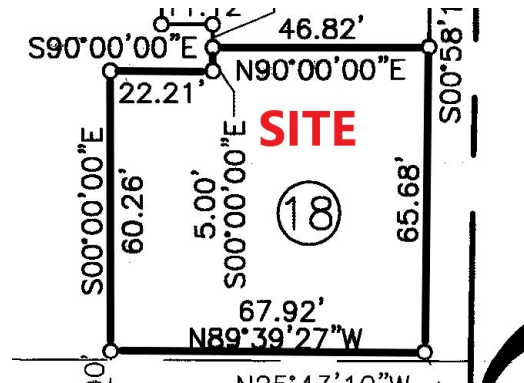
Property Description

Prime C2 Commercial Retail Pad site in fast growing Middleton. Rare high visibility frontage on Highway 44. Utilities to site, lots of parking & shovel ready! Population in the Middleton area has grown to over 20,000 according to 2020 Census data, and is growing fast.

Traffic counts in August 2021 show over 13,500 trips per day, up 35% from 2019.

Potential uses include Offices, Medical, Vision, Salon, Daycare, Dry Cleaning, Pharmacy, Coffee Shop, Pawn Shop, Studios, Print Shop, Restaurant, Retail Store, Vet Clinic and more.

Across the street from Zamzows, and shares development with Sunwest Bank, Middleton Fitness Center, Middleton Smiles Dentistry, Little Leggs daycare and many more. 4,356 ft² Pad.



Property Address: 1002 W Main Street, Middleton, Idaho 83644

Zoning: C2 Commercial

MLS#: 98831954

Price: \$200,000



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