



C2 COMMERCIAL RETAIL PAD

1002 W Main St | Middleton, ID 83644



4,356 ft.²

**HIGH VISIBILITY
FRONTAGE ON
HIGHWAY 44
4,356 FT² PAD**

Contact

**WHITE BARN REAL ESTATE
MILLS & CO. REALTY, INC.**

**MATT WILKE
208.412.9803
MATT@MYWHITEBARN.COM**

Highlights

- UTILITIES TO SITE, LOTS OF PARKING
- 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.

Property Info

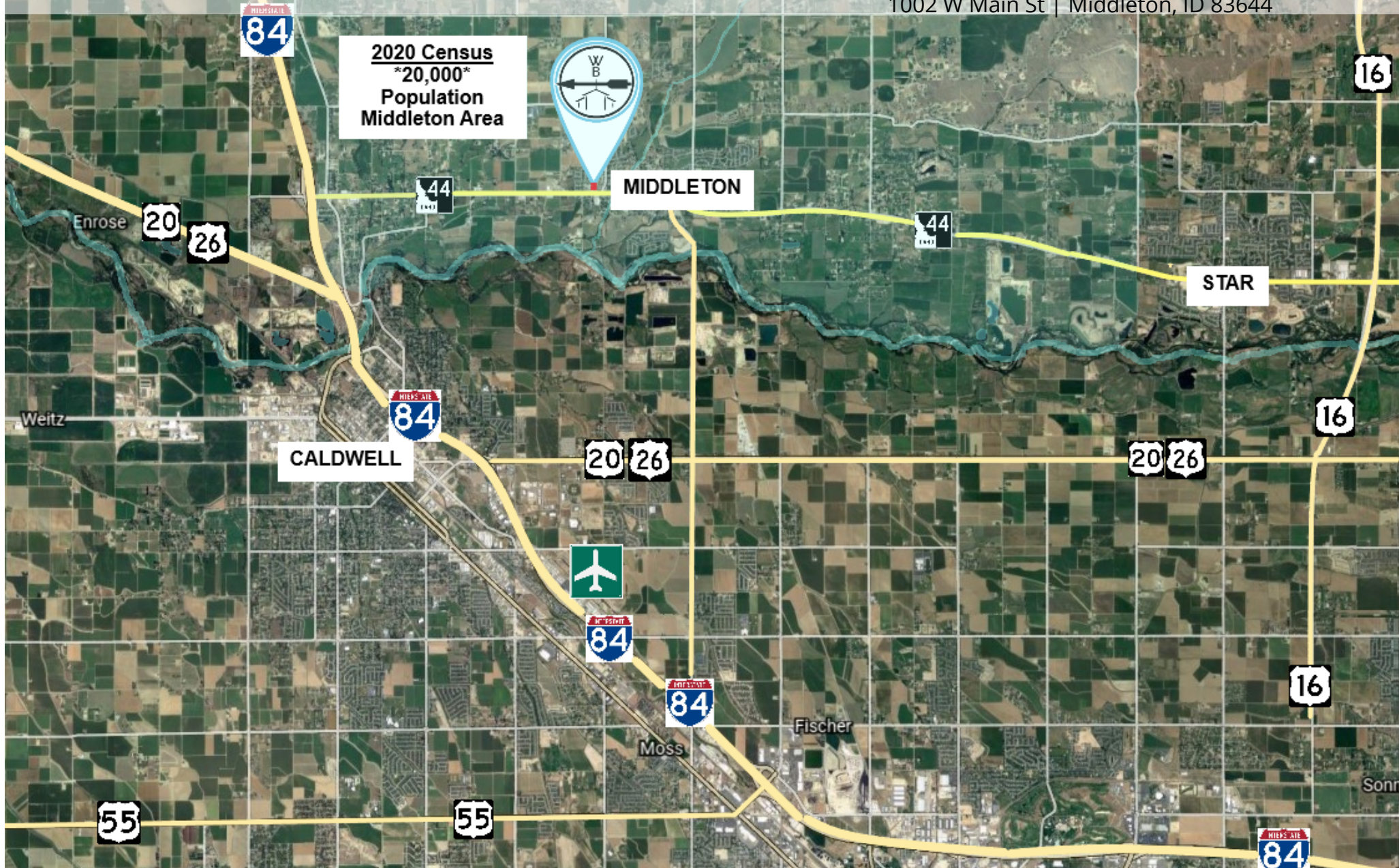
**PARCEL SIZE: 4,356 FT
PROPERTY TYPE: C2
COMMERCIAL**

PRICE: \$200,000



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MIDDLETON
FITNESS CENTER



C2 COMMERCIAL



Zamzows
Middleton Local



CITY
HALL

ZAMZOWS
VIKING MINI
STORAGE

MIDDLETON
MIDDLE
SCHOOL

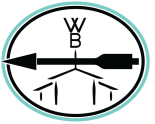


Forge International
School



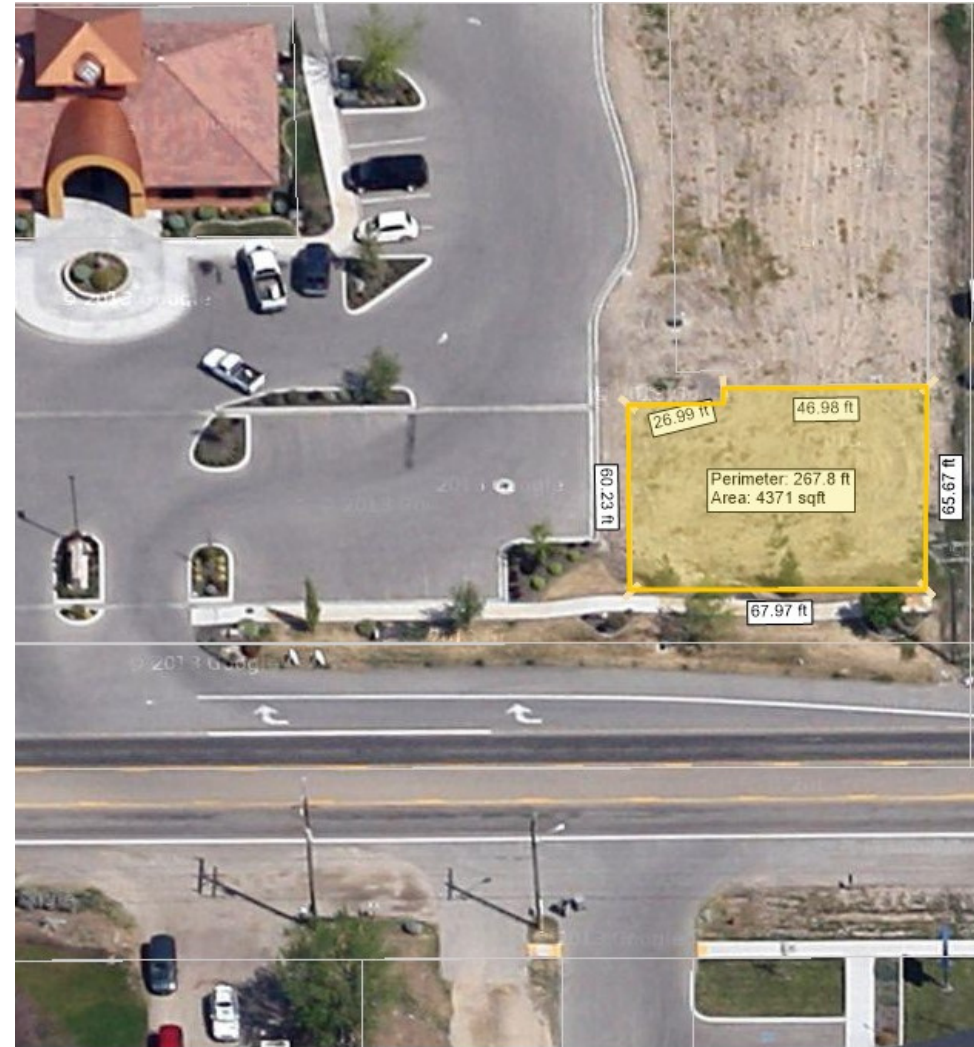
Willow Creek

Mill Slough



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Excellent Potential

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.**