

Retail/Restaurants Pad Sites - Lease or BTS



Caldwell Crossing Business Park
Beacon Lane (Hwy. 20/26 & Smeed Pkwy.)
Caldwell, Idaho

Lot 1: 801 Smeed Pkwy - 35,284 SF
Parcel A: 805 Smeed Pkwy – 38,376 SF

Fully Improved Commercial Lots
Zone: C-3
Signalized Intersection



**Commercial & Food Services
needed**

North Ranch Business Park

Sky Ranch Business Park

Site

2020 Population & Income

5 Mile Radius:	Medium Income: \$56,805
	Population: 86,813
3 Mile Radius:	Medium Income: \$53,577
	Population: 53,785
1 Mile Radius:	Medium Income: \$51,770
	Population: 3,397

Contact: _____

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

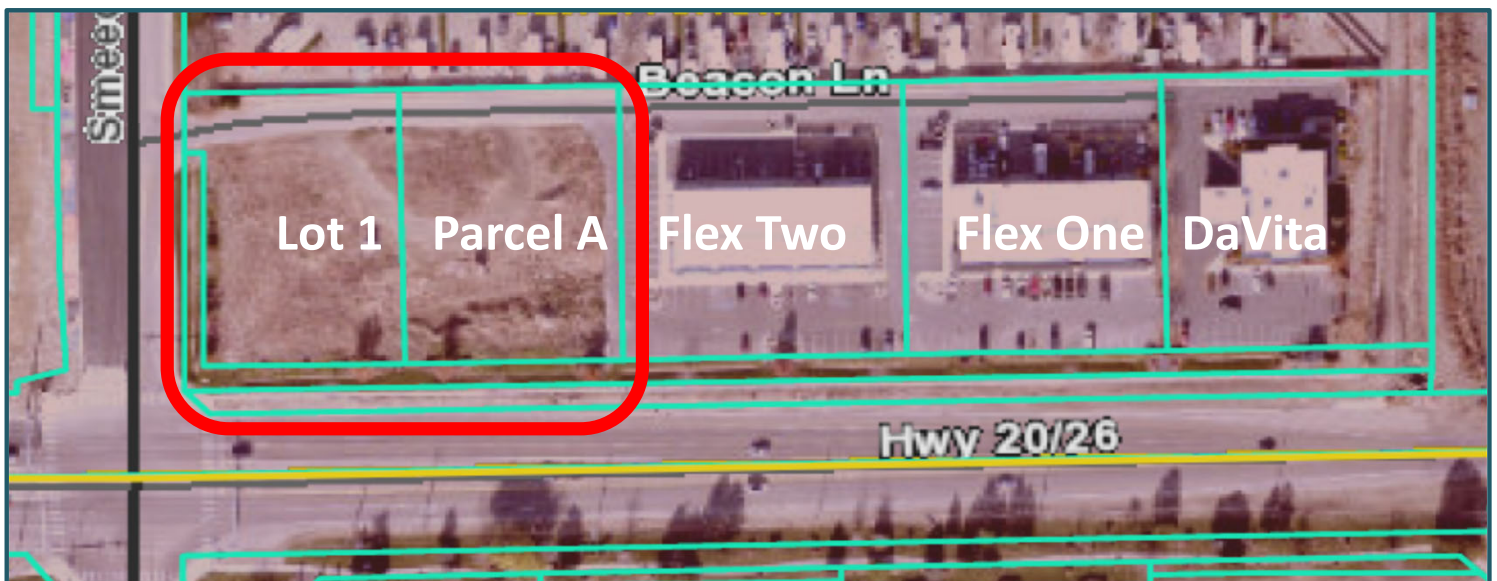
Bob Runyan: 208.863.8209 or br@rfrproperties.com

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

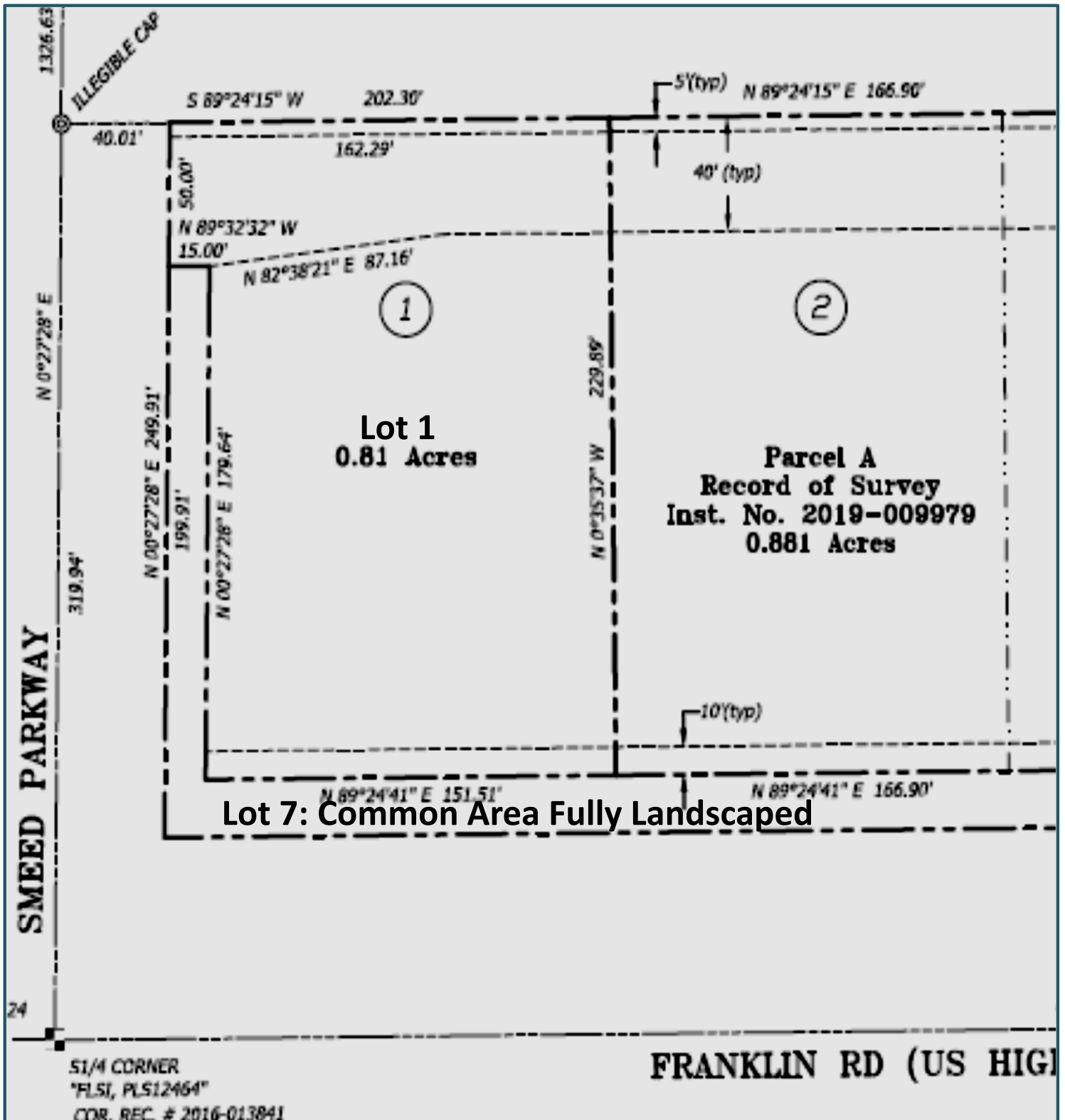
East Caldwell Market is expanding with Industrial/Residential growth. Caldwell Industrial Airport just to the south.



Highway 20/26: 13,000 Cars Per Day
Smeed Parkway has been widened & extended to the north



Caldwell Crossing Business Park Survey



Contact: _____
 RFR Properties, LLC, PO Box 2579, Eagle, ID 83616 Bob Runyan: 208.863.8209 or br@rfrproperties.com

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.