



CALDWELL, ID 83605
805 CLEVELAND BLVD



PROPERTY DESCRIPTION

Located in the heart of Downtown Caldwell, this prime retail/office space is just two blocks from Indian Creek Plaza.

PROPERTY HIGHLIGHTS

- Pylon signage located at the intersection on the Southwest corner of the property.
- Drive-thru window on the East side of the building.
- The property currently has eight parking spaces in the front of the building with an additional two parking spaces located in the rear.
- Vehicle access off of both Kimball Ave and Cleveland Blvd.
- Clarity Credit Union will vacate the building on or before June 30th.
- Please do not disturb the tenant, contact Jacob to schedule a showing.

OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	2,087 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,005	3,202
Total Population	671	2,468	8,688
Average HH Income	\$39,766	\$42,913	\$44,659

MARK BOTTLES
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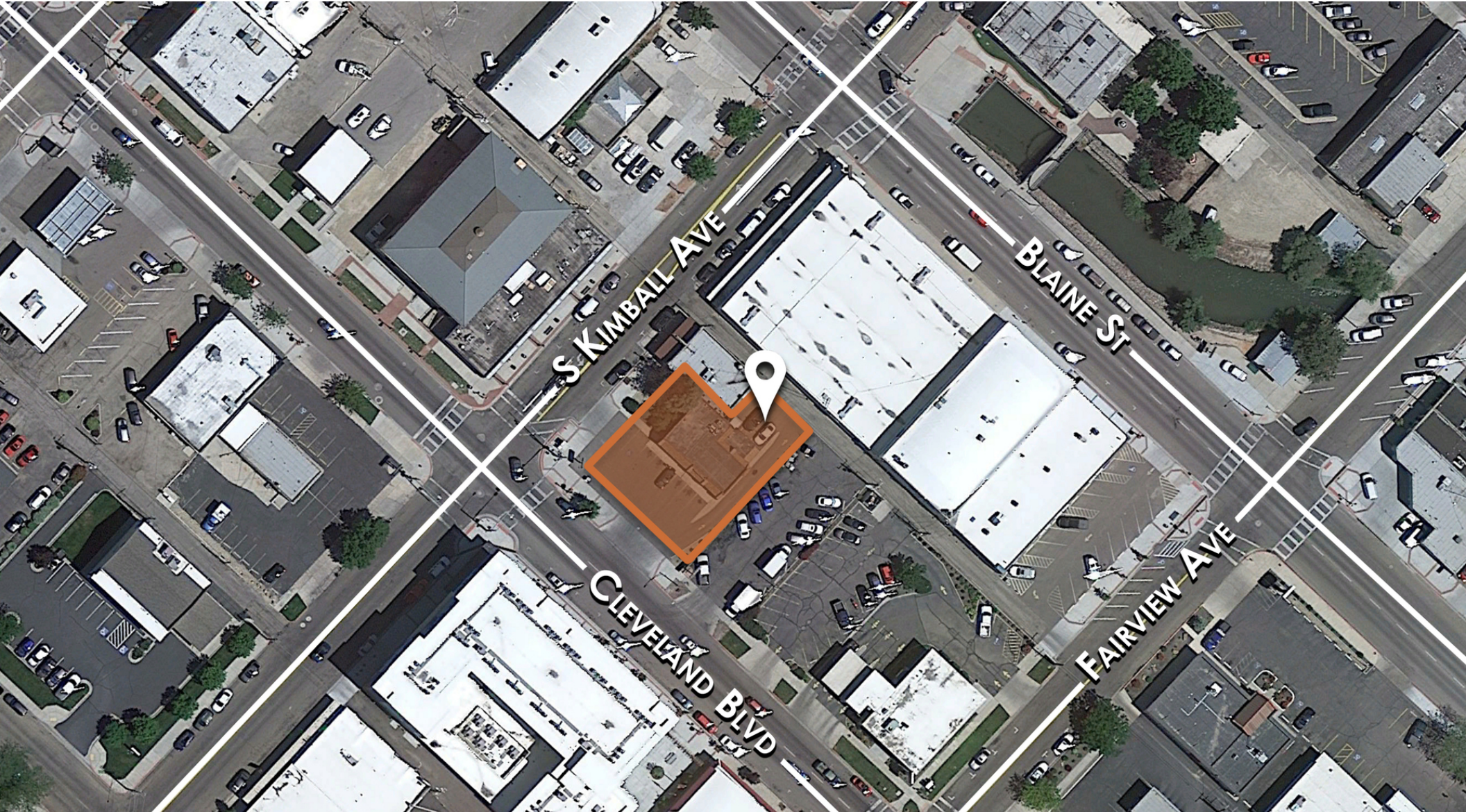
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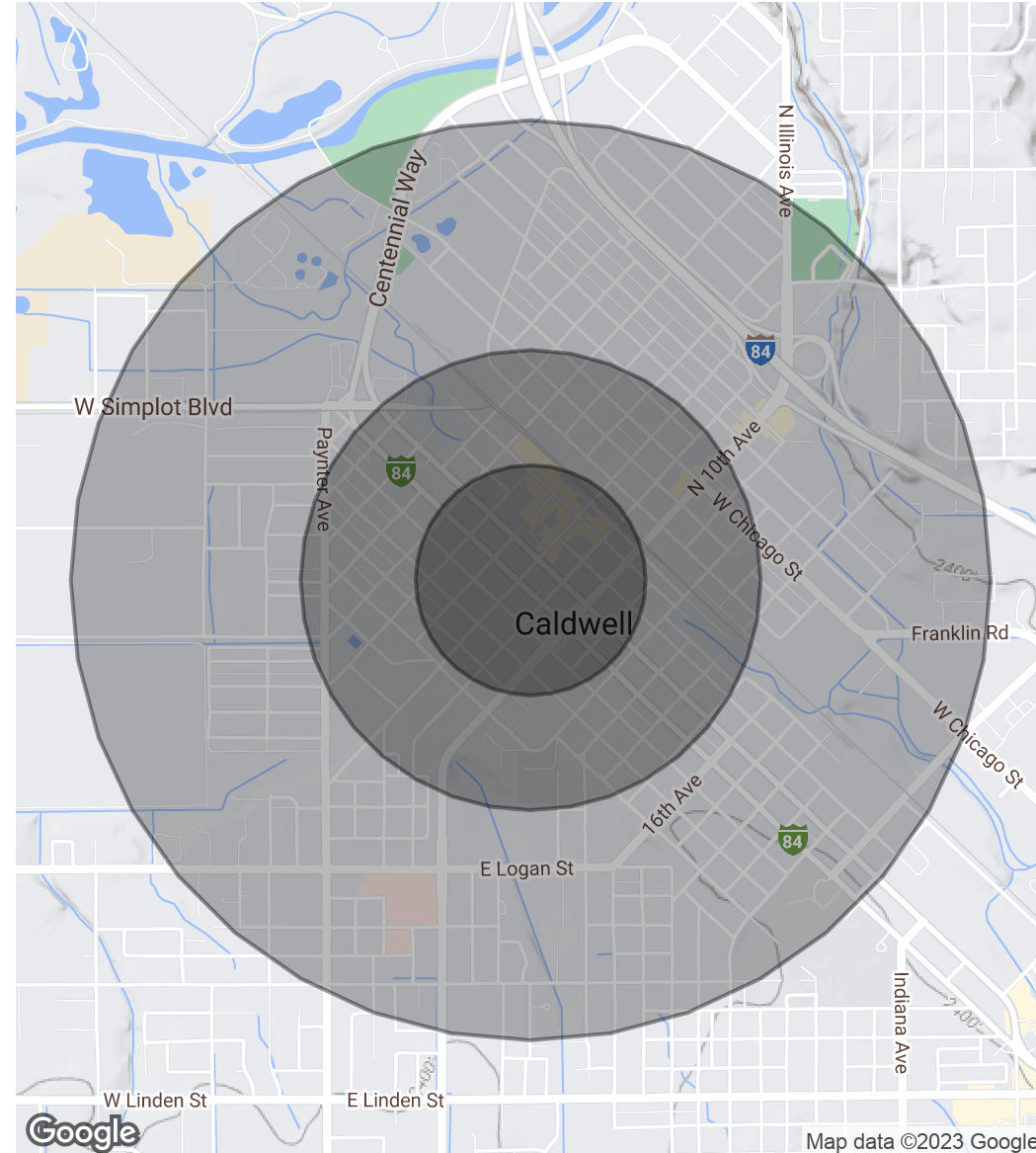
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	671	2,468	8,688
Average Age	30.0	29.5	28.3
Average Age (Male)	25.4	25.6	29.8
Average Age (Female)	36.8	35.0	27.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,005	3,202
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$39,766	\$42,913	\$44,659
Average House Value	\$151,607	\$154,864	\$152,174

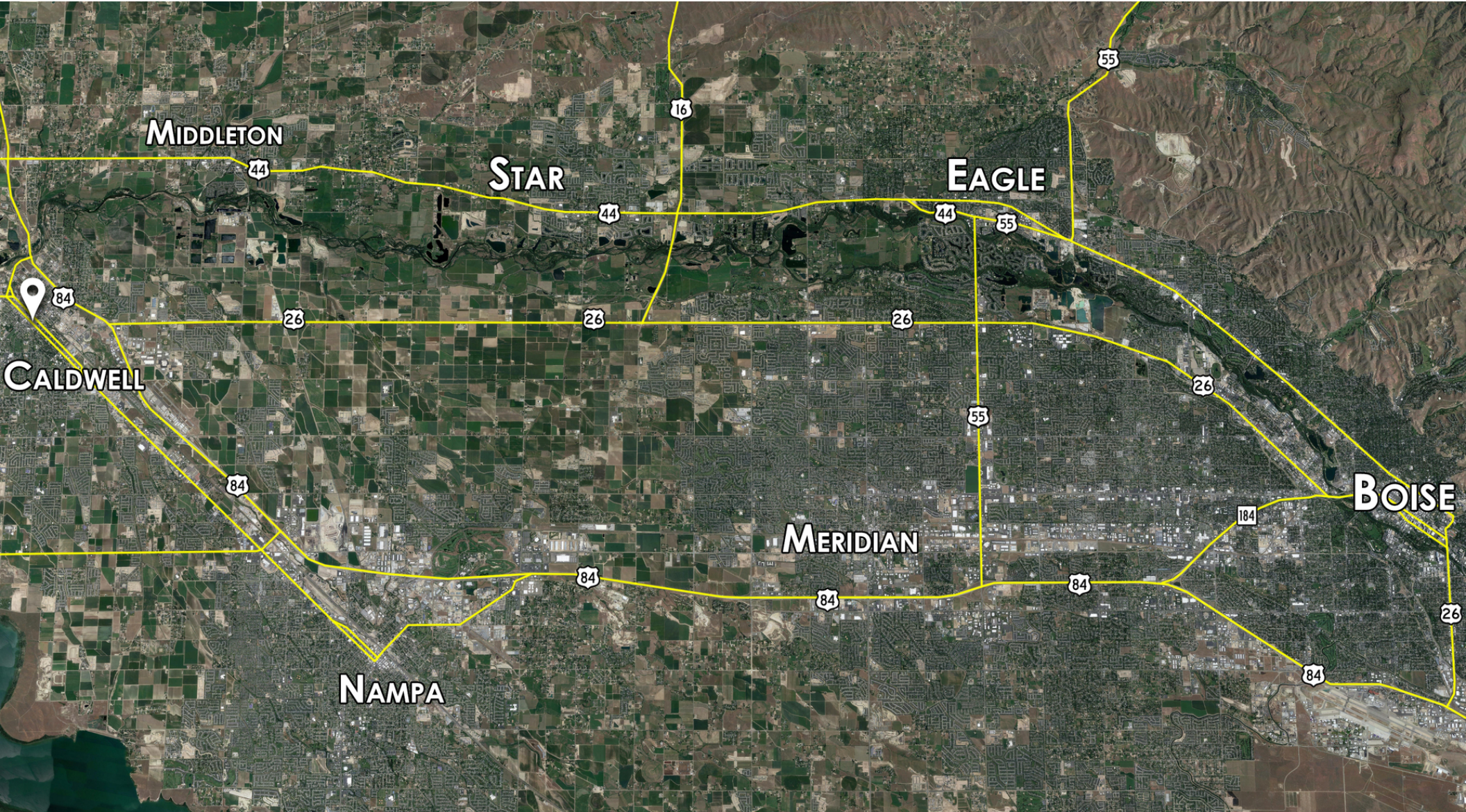
* Demographic data derived from 2020 ACS - US Census



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