

RETAIL SPACE FOR LEASE 232 N. MAIN ST.

Meridian, ID 83646

PRICE IMPROVEMENT!



ECONOMIC DATA

LEASE RATE: \$17.00 SF/yr (MG)

BUILDING DATA

BUILDING SF: 4,150 SF

YEAR BUILT: 1910

ZONING: O-T

LISTING DATA

AVAILABLE SF: 4,150 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this exceptional retail opportunity in the heart of Meridian, Idaho. The building offers a generous 4,150 square feet of versatile space, providing ample room to bring your business vision to life. Nestled in a highly sought-after location, this property ensures maximum visibility and accessibility for your clientele. Boasting a spacious interior, this lease opportunity comes equipped with abundant storage solutions, catering to the diverse needs of your business operations. The well-designed layout is complemented by excellent lighting, creating an inviting and vibrant atmosphere for both customers and employees alike.

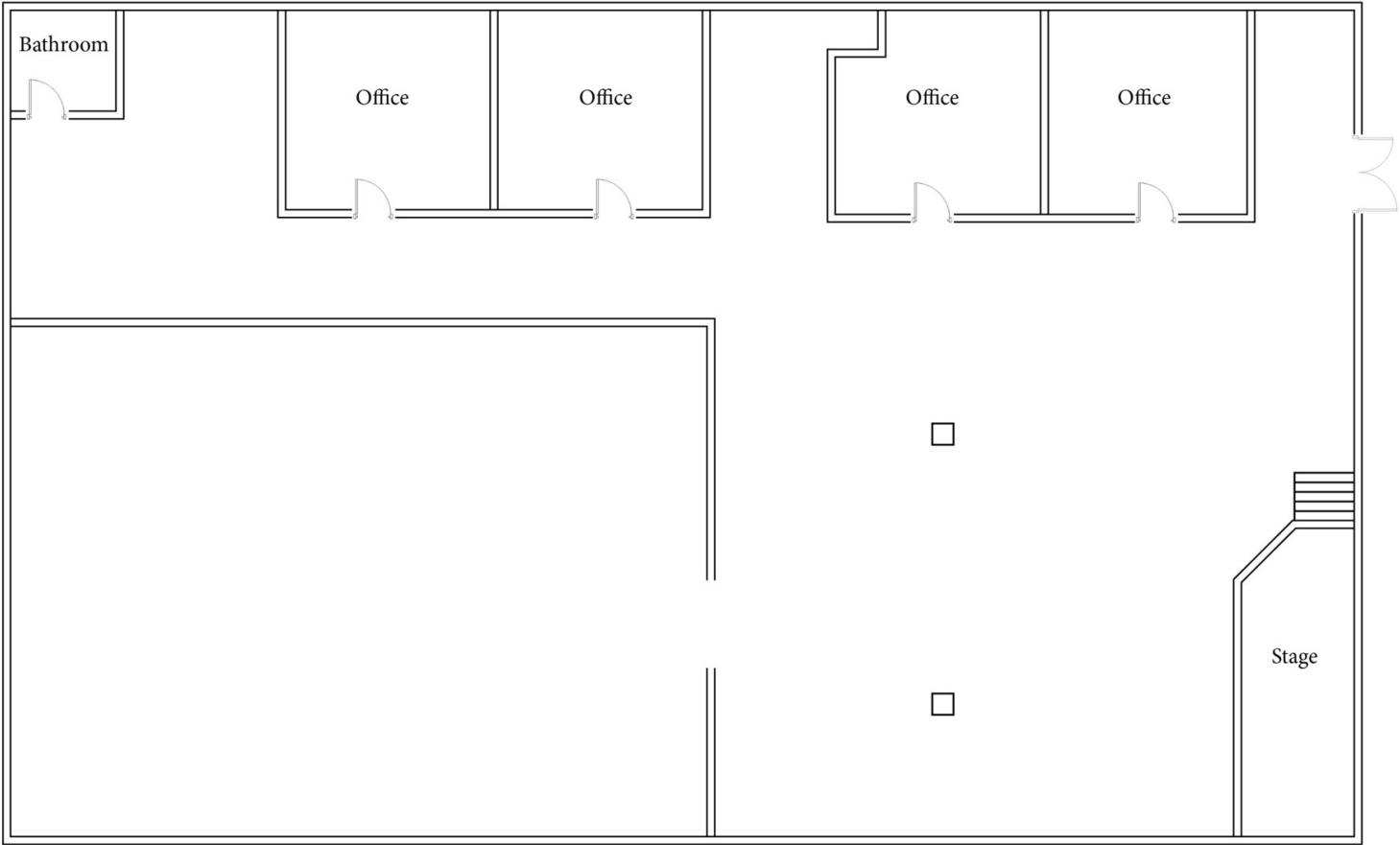
PROPERTY HIGHLIGHTS

- Retail/Flex building on one of busiest intersections in Meridian
- Parking in front and rear
- Large sales floor with storage/warehouse space in rear
- Tall ceilings on sales floor
- Additional storage space in Conex trailers on site if needed
- Tenant Pays: (telephone, internet, ½ WST, overage on trash usage, 75% of power bill for premises, gas charges to suite)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE
4,150 SF	Modified Gross	\$17.00 SF/yr

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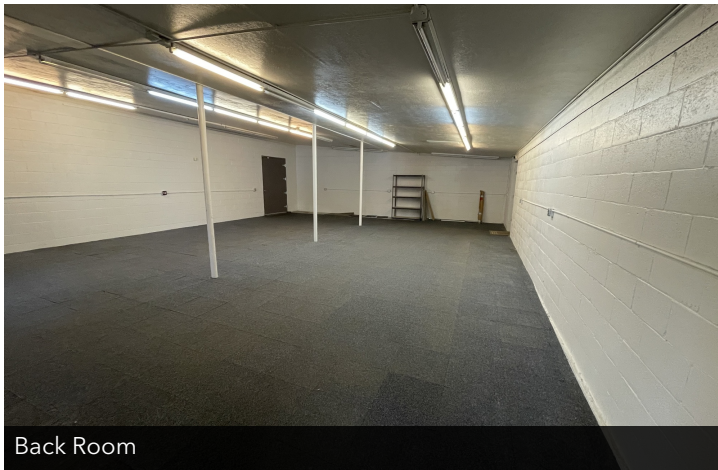
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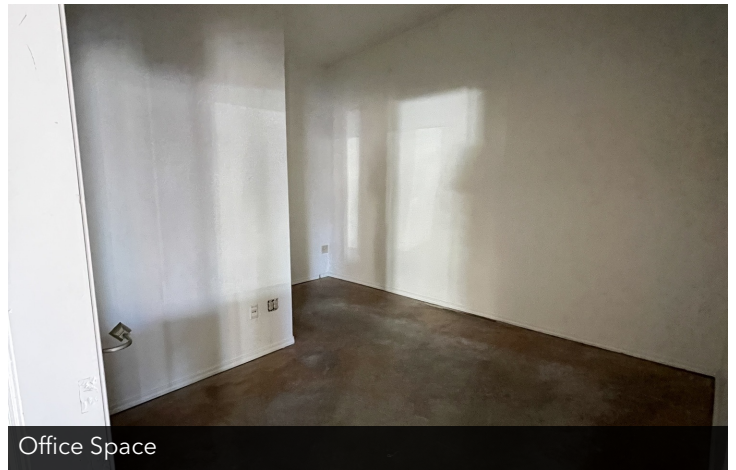
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Main Area



Back Room



Office Space



Storage Room



Additional Office Space

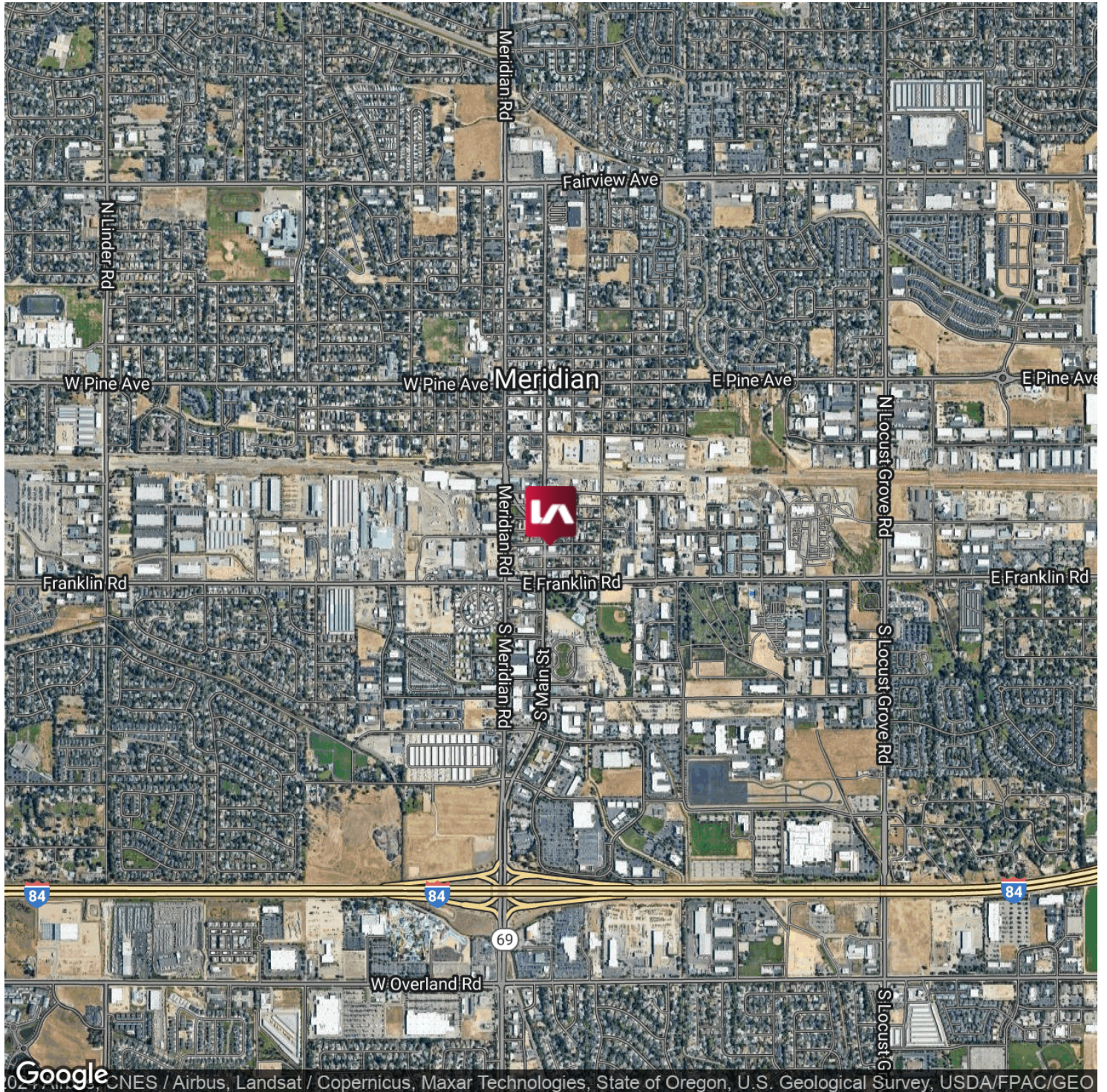
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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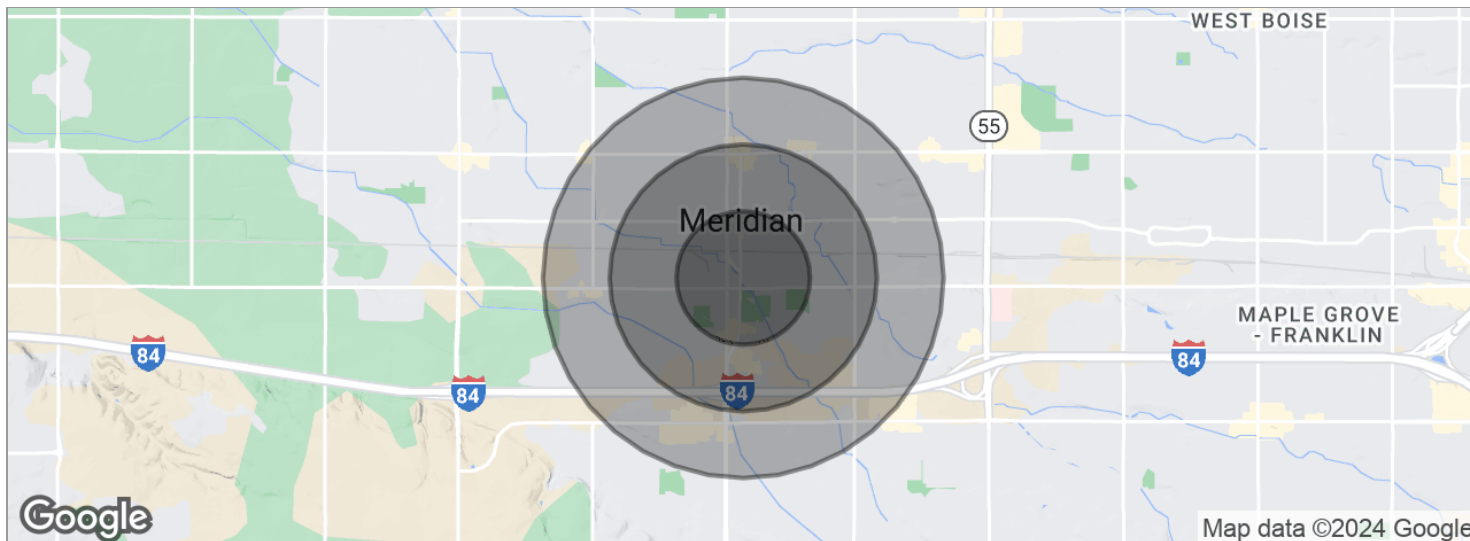
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,679	8,635	21,148
Median age	32.6	33.5	34.9
Median age (Male)	30.4	34.0	33.9
Median age (Female)	36.9	35.5	36.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	759	3,618	8,375
# of persons per HH	2.2	2.4	2.5
Average HH income	\$54,082	\$63,983	\$75,243
Average house value	\$192,965	\$207,911	\$223,196

*Demographic data derived from 2020 ACS - US Census

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MERIDIAN, IDAHO

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 139,422 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.

MERIDIAN NEWS & STATISTICS

Multiple large development projects are in the works throughout the city of Meridian. The large Pine 43 subdivision is underway in the middle of Meridian, featuring residential, retail, and office spaces. The latest addition to The Village at Meridian, In-N-Out Burger, is currently under construction and is expected to open in late 2023. Employee-owned sporting goods store, SCHEELS is projected to be delivered by Spring 2024. This family-friendly shopping center will include a 65-foot-tall Ferris wheel in the store. These are just a few of the many exciting development projects in the works for the fast-growing city of Meridian. Meridian's popular existing amenities entail TopGolf, Costco, Wahooz, The Village at Meridian, Meridian Speedway, and more.

census.gov, boisedev.com, ktvb.com

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