



COMMERCIAL

# EAGLE COMMONS

2830 N EAGLE RD | MERIDIAN, ID 83646 | FOR LEASE

**SITE**



**CONTACT**

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**HIGHLIGHTS**

Former salon space.

Combined traffic count of 64,000 cars/day!

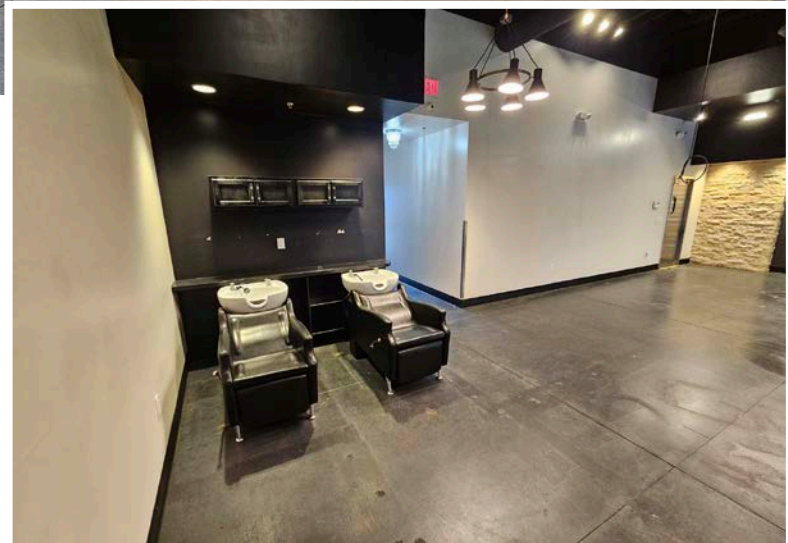
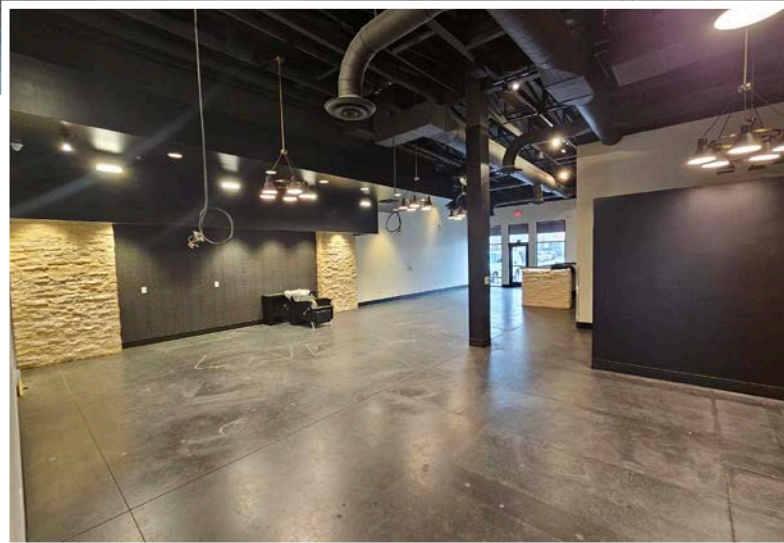
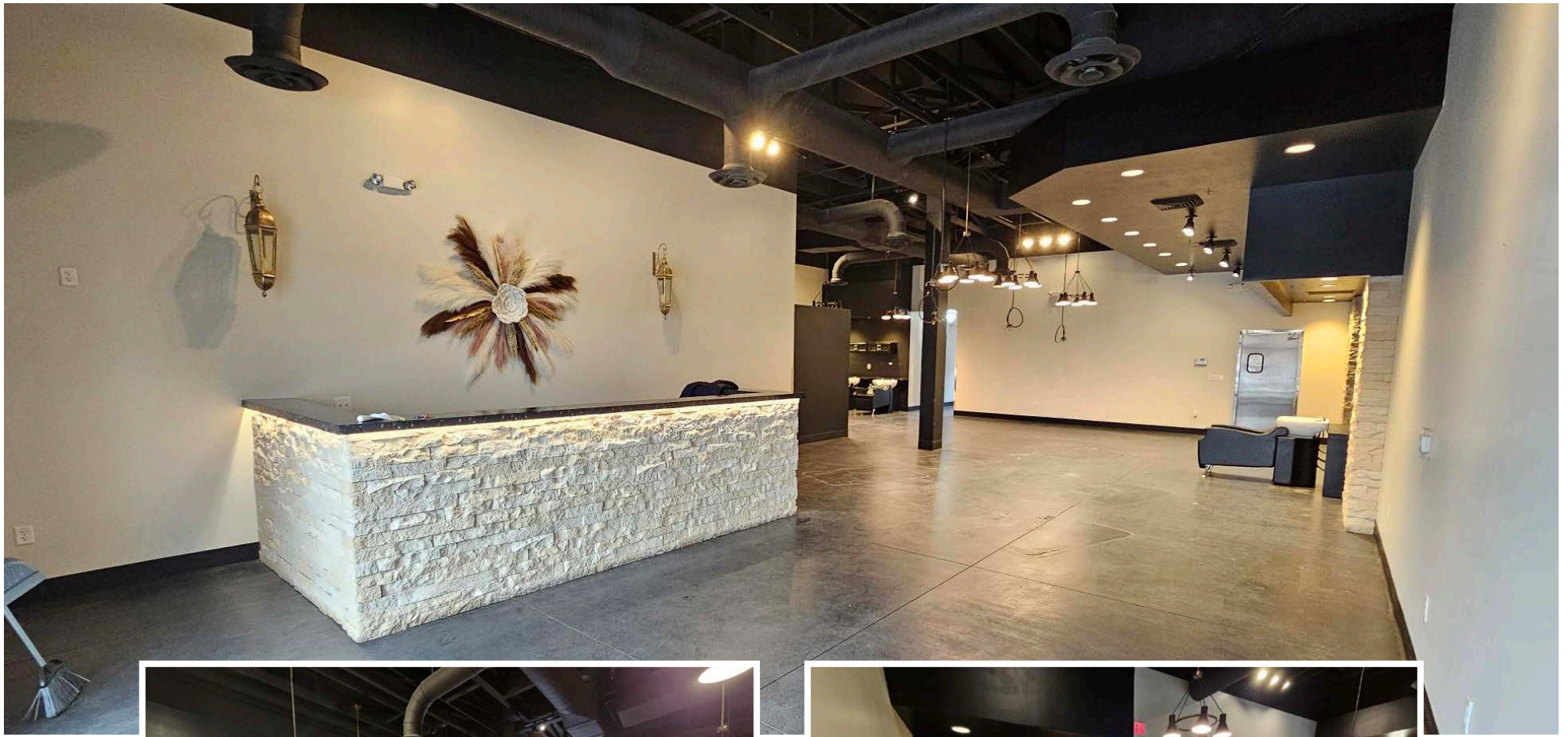
Wide open, industrial style with concrete floors.

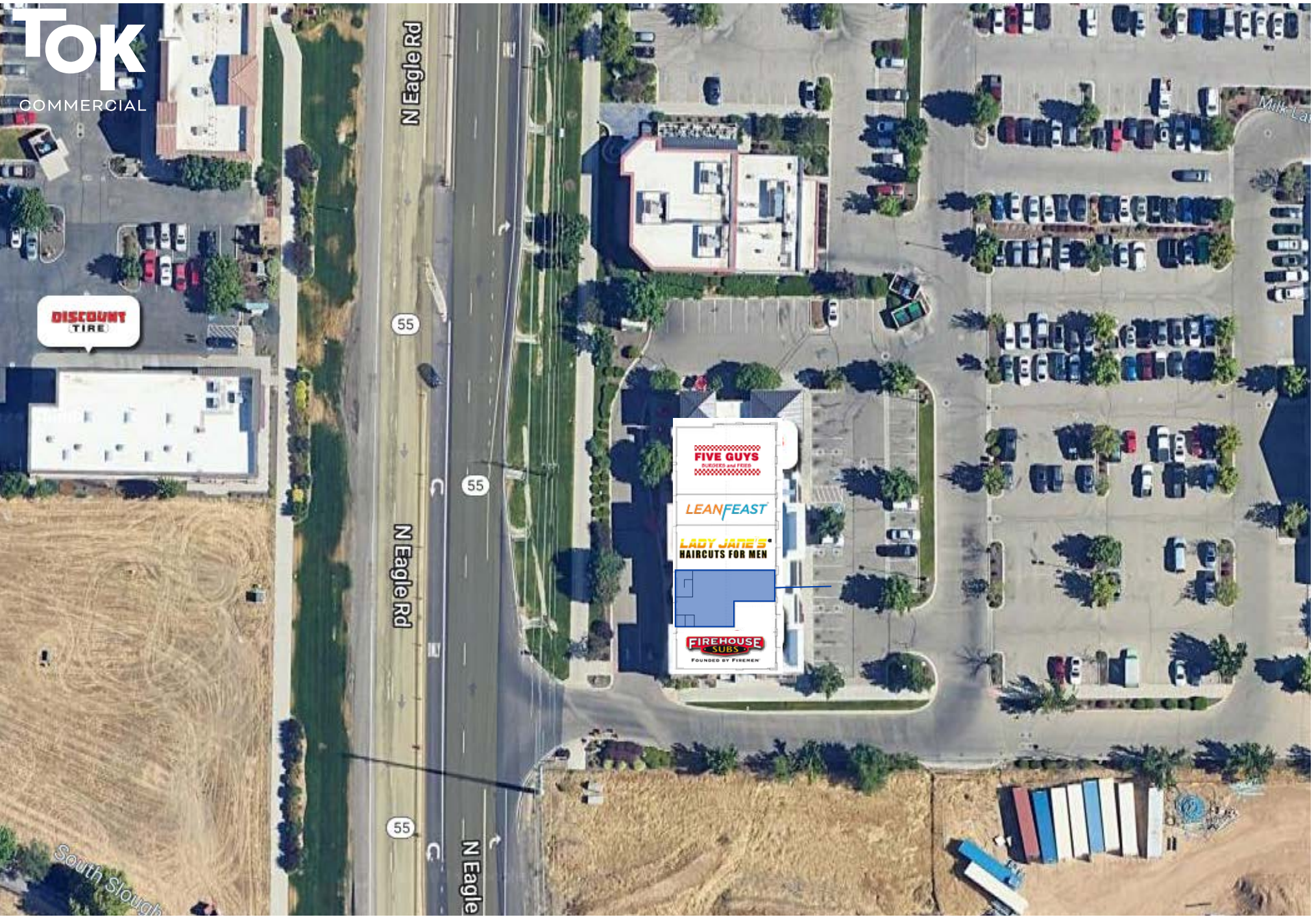
Nearby tenants include Dick's, Hobby Lobby, Trader Joe's, Gold's Gym, Kohl's and Lowe's.

Eagle Road frontage and signage.

**DETAILS**

<b>SUBMARKET</b>	Central
<b>BUILDING TYPE</b>	Retail Strip Center
<b>BUILDING SIZE</b>	10,824 Total SF
<b>AVAILABLE SPACE</b>	<b>2,261 SF</b>
<b>LEASE TERM</b>	3+ Years
<b>LEASE RATE</b>	<b>\$24.50 SF, NNN</b>
<b>EST NNN</b>	\$9.10





## AREA DEMOGRAPHIC SUMMARY

### POPULATION

1 MI | 14,465  
 3 MI | 109,129  
 5 MI | 260,445

### HOUSEHOLDS

1 MI | 4,877  
 3 MI | 39,778  
 5 MI | 97,666

### MED. INCOME

1 MI | \$93,726  
 3 MI | \$98,264  
 5 MI | \$94,187

### EMPLOYEES

1 MI | 4,141  
 3 MI | 37,693  
 5 MI | 88,164

### CENTREPOINTE MARKETPLACE

SITE

EAGLE ROAD

OVER 73K CARS PER DAY

EAGLE ROAD

### USTICK MARKETPLACE

USTICK ROAD

### GATEWAY MARKETPLACE