

Sale Summary



100% LEASED INVESTMENT PROPERTY

3131 E. LANARK STREET | MERIDIAN, ID 83642

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PROPERTY OVERVIEW

HIGHLIGHTS

- › 100% leased retail investment
- › Excellent Eagle Road location in Meridian, ID
- › Traffic Count: Eagle Road - 54,328 vpd
- › Below market rents

Offering Memorandum

PROPERTY PROFILE

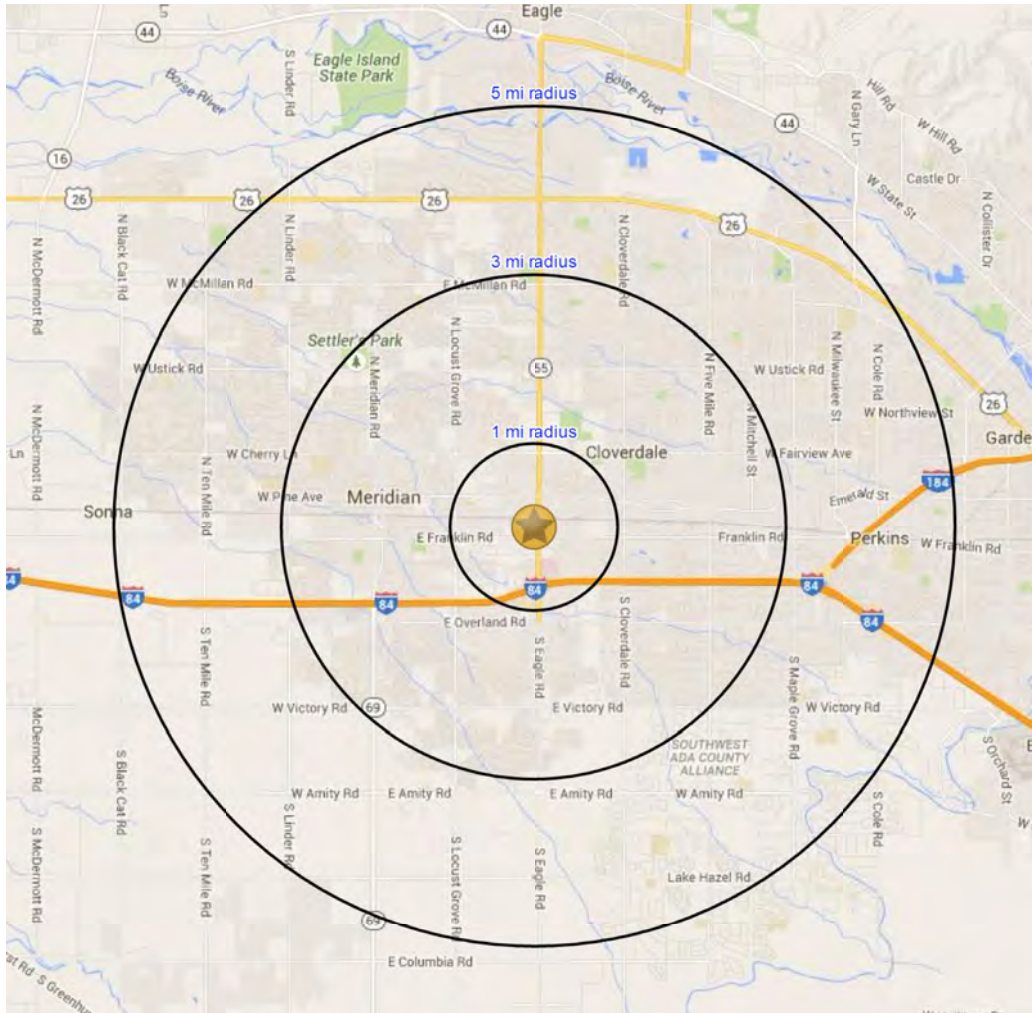
Address	3131 E. Lanark Street, Meridian, ID 83642
Year Built	1979 Major Remodel 2006
Size	12,557 SF
Land Size	0.787 Acres
Zoning	C-G
Parking	39 total spaces (incl. 2 ADA parking spaces)
Price	\$1,600,000
Price PSF	\$127 SF
Cap Rate	6.73%
NOI	\$107,676



PROPERTY OVERVIEW



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2016 Estimated Population	3,611	86,042	205,203
2021 Projected Population	3,842	91,602	218,213
2010 Census Population	3,413	78,501	187,761
2000 Census Population	2,081	54,717	134,318
Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2016	4.6%	3.6%	3.3%
2016 Est. Median Age	36.1	35.1	35.8

	1 Mile	3 Miles	5 Miles
HOUSEHOLD			
2016 Estimated Households	1,318	31,684	76,066
2021 Projected Households	1,439	34,612	83,030
2010 Census Households	1,167	27,900	67,275
2000 Census Households	713	18,999	47,244
Projected Annual Growth 2016 to 2021	1.8%	1.8%	1.8%
Historical Annual Growth 2000 to 2016	5.3%	4.2%	3.8%

	1 Mile	3 Miles	5 Miles
INCOME			
2016 Est. Average Household Income	\$78,537	\$75,825	\$77,029
2016 Est. Median Household Income	\$60,888	\$62,275	\$63,445
2016 Est. Per Capita Income	\$28,959	\$27,964	\$28,671

	1 Mile	3 Miles	5 Miles
EDUCATION (AGE 25+)			
2016 Est. Adult Population (25 Years or Over)	2,365	55,817	134,137
2016 Est. Elementary (Grade Level 0 to 8)	1.8%	2.1%	2.0%
2016 Est. Some High School (Grade Level 9 to 11)	3.7%	4.7%	4.2%
2016 Est. High School Graduate	23.2%	22.7%	23.2%
2016 Est. Some College	30.0%	29.6%	29.3%
2016 Est. Associate Degree Only	6.1%	9.2%	9.2%
2016 Est. Bachelor Degree Only	30.9%	22.3%	22.6%
2016 Est. Graduate Degree	4.4%	9.4%	9.5%