

RESTAURANT SPACE FOR SUBLEASE **EAGLE COMMONS**

2830 N. EAGLE ROAD • MERIDIAN, IDAHO 83646



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AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Suite 110	2,261 SF	\$19.75
Restaurant (Sublease thru 2/28/25)		

INCENTIVE RENT

\$16.00 NNN on 1st Three Years of Term

LISTING COMMENTS:

Combined traffic count of 64,000 cars/day!

Suite 110 built-out restaurant space.

Nearby tenants include Dick's, Hobby Lobby, Jimmy Johns, Kohl's and Lowe's.

Eagle Road frontage and signage.

KEY TENANTS:

Chili's, McDonalds, Five Guys Burgers & Fries, Firehouse Subs, Rosauers, and new tenant Lady Jane's.

CONTACT:

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DEMOGRAPHICS:

2015

	1 Mi.	3 Mi.	5 Mi.
Population:	9,365	90,937	208,336
Avg HH Income:	\$84,106	\$75,898	\$75,139
Employees:	4,654	45,186	102,091

PROPERTY INFORMATION:

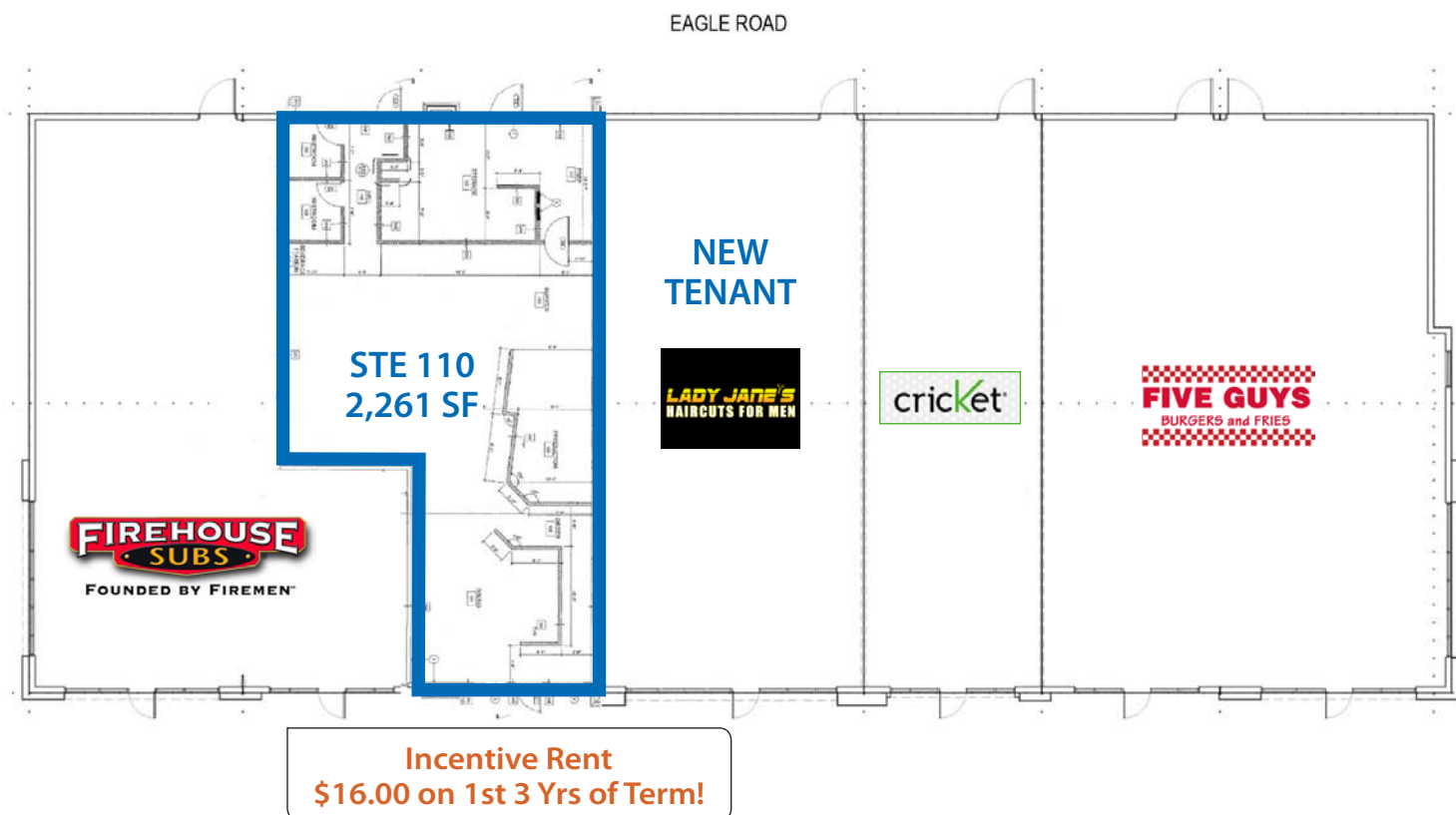
Submarket:	Meridian	Parking:	Ample
Available:	Immediately	Zoning:	C-G
Bldg Type:	Retail	Lease Type:	NNN
Bldg Size:	10,824 SF	Est. NNN:	\$6.50



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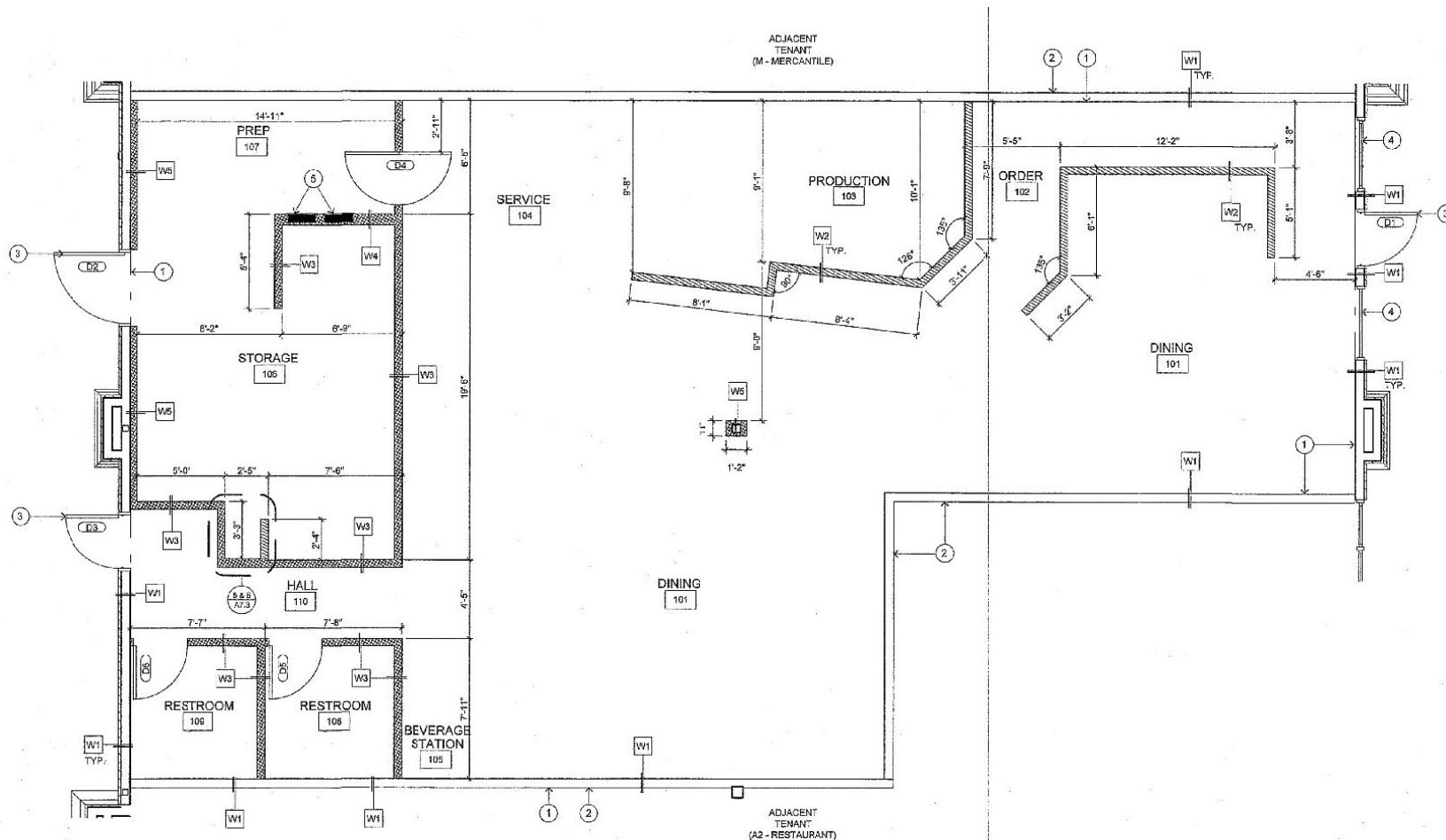


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STE 110 - 2,261 SF RESTAURANT



DIMENSIONED FLOOR PLAN

SCALE: 1/4"=1'-0"



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