

FOR LEASE

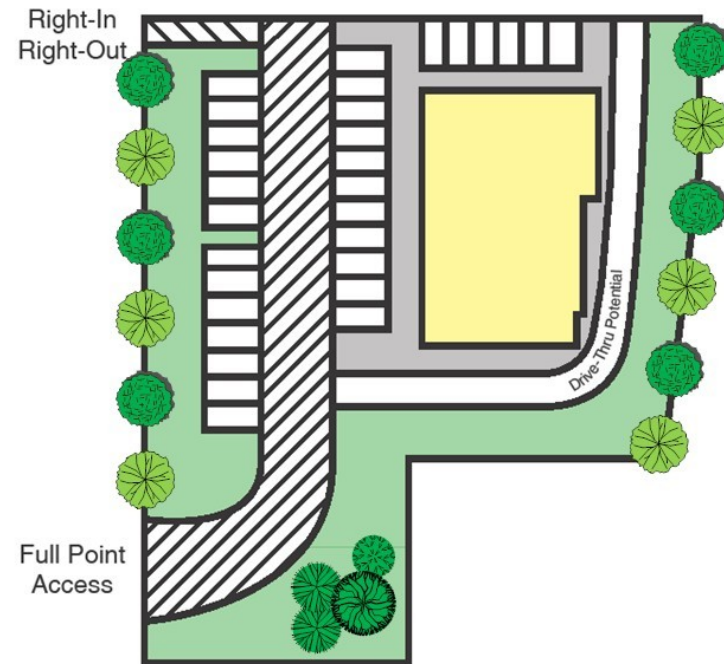
Build To Suit Land

0.84 ACRES | 3300 S. EAGLE ROAD, MERIDIAN, ID



PROPERTY SUMMARY

Lot Size:	0.84 Acres
Tenancy:	Single or Multiple 5,000 SF Divisible to 1,200 SF
Lease Rate:	Negotiable
Parcel ID:	S1128223210
Cross Streets:	Victory Road & Eagle Road
Zoning:	C-C



PROPERTY HIGHLIGHTS

- Great location for a quick serve restaurant, insurance office, dentist office, coffee shop, etc.
- Anchored by the new Rite Aid with great Eagle Road visibility
- Underserved market
- High median household income
- Drive-thru potential



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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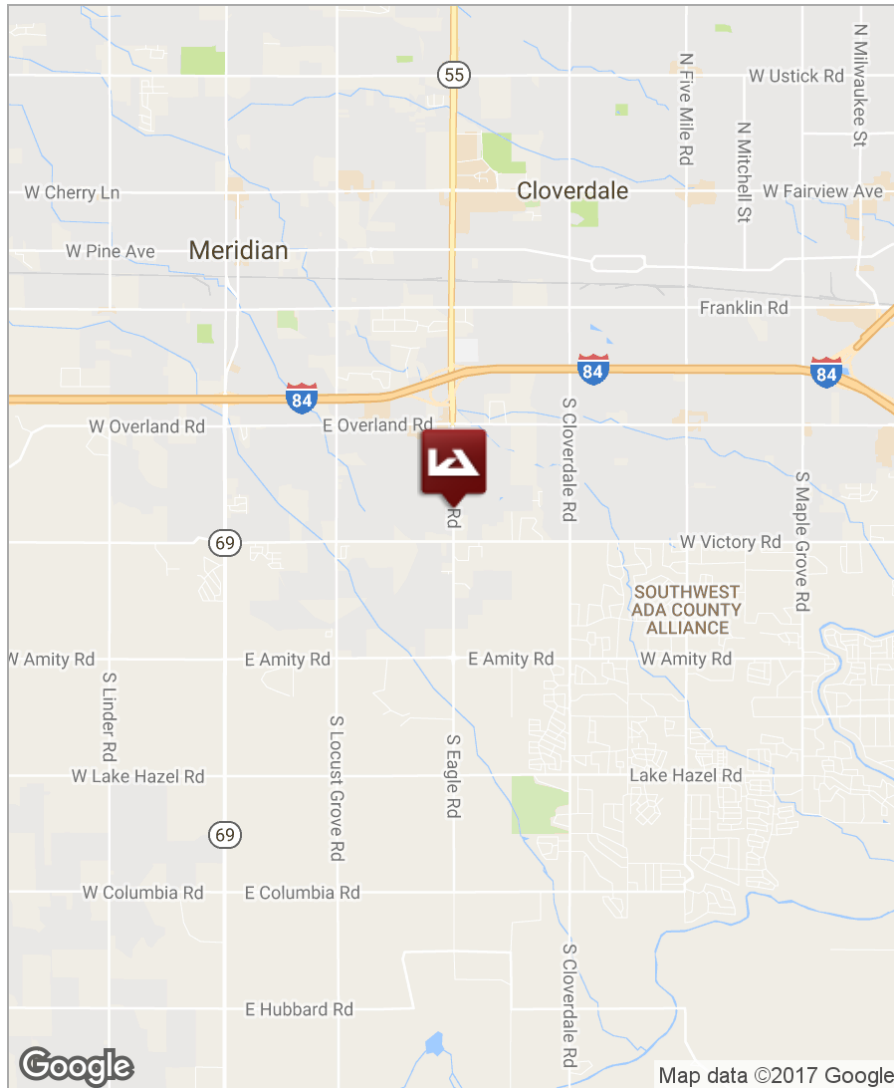
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,366	125,933	390,338
MEDIAN AGE	35.3	33.4	34.5
MEDIAN AGE (MALE)	35.2	32.9	34.1
MEDIAN AGE (FEMALE)	35.6	34.0	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	794	44,864	147,693
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$94,792	\$72,151	\$68,663
AVERAGE HOUSE VALUE	\$303,859	\$228,731	\$231,869



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