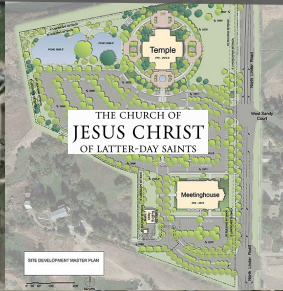


Chinden & Linder Crossing

Retail Pads Available

6555 N. Linder Road Meridian, Idaho 83646



Chinden Blvd

Linder Road



Property Details

- Frontage pads on prime, signalized corner
- Available for land lease or build-to-suit
- Traffic counts 33,580+ VPD
- Zoned C-C for a variety of permitted uses
- Shadow anchored by Fred Meyer and the LDS Temple
- Pads: $\pm 30,000$ SF to $\pm 80,000$ SF. Lot sizes flexible
- Meridian is the 10th fastest growing city in the United States, and has doubled in size in the last 10 years

Prime pad sites are now available for **land lease** or **build-to-suit** at the northwest corner of Chinden Boulevard (Highway 20-26) & Linder Road.

The site is shadow anchored by Fred Meyer and the LDS Temple, and caters to the rapidly growing North Meridian submarket.

Chinden Boulevard (Highway 20-26) is a primary arterial road and the Idaho Transportation Department envisions expanding the road for 2 additional lanes. Linder Road is the first Boise River bridge crossing west of Eagle Road and is planned to be seven (7) lanes from Chinden Boulevard to State Street. The intersection is signalized with permitted U-turns for drivers.

Demographics (2016 Est.)

	1 mi.	3 mi.	5 mi.
Pop	6,177	54,266	125,843
Avg HH Income	\$105,888	\$95,286	\$89,574
Daytime Pop	779	5,133	44,524

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Rocky Mountain
COMPANIES

350 N. 9th Street, Ste 200, Boise ID 83702

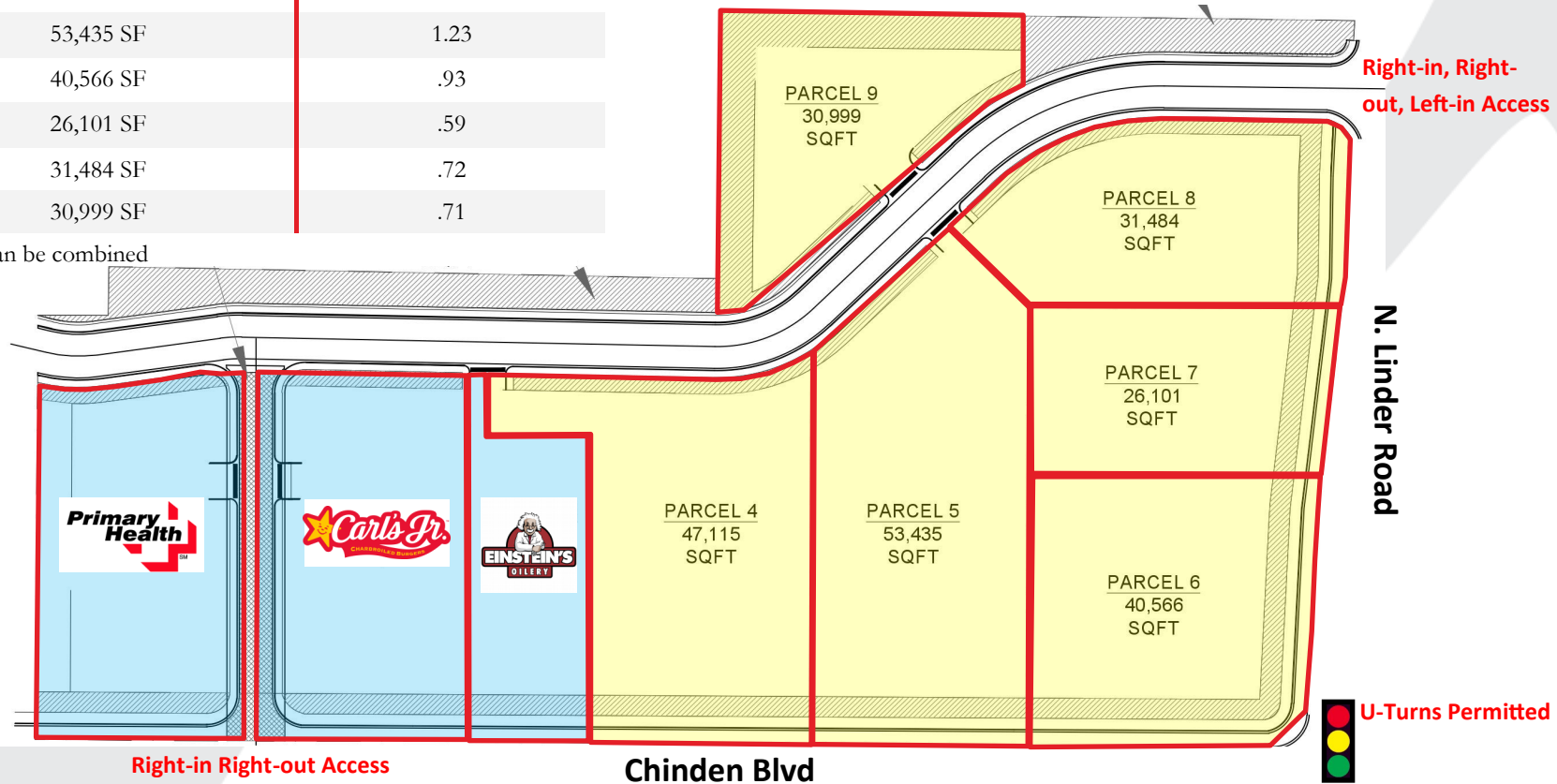
Available Parcels

Parcel	Approx. SF	Acres
1	41,731 SF	.96
2	42,230 SF	.97
3	19,786 SF	.45
4	47,115 SF	1.08
5	53,435 SF	1.23
6	40,566 SF	.93
7	26,101 SF	.59
8	31,484 SF	.72
9	30,999 SF	.71

*Lot lines adjustable and lots can be combined

Property Summary

Submarket: North Meridian
 Terms: Ground Lease or Build to Suit
 Lease Term: 10-20 Years plus options
 Lease Type: NNN



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Locator Aerial



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Locator Aerial - Close Up



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