

TOK

COMMERCIAL

1540 FAIRVIEW AVENUE

MERIDIAN, ID 83642 | RETAIL SPACE FOR LEASE

**SUITE
105**



**RETAIL SPACE
ON MAJOR MERIDIAN CORRIDOR!
OVER 45,000 VEHICLES PER DAY!**

MOVE-IN IMMEDIATELY!

Excellent exposure and access on Fairview, just off signalized intersection at Locust Grove.

Over 45,000 vpd, at Locust Grove and Fairview.

High visibility monument signage opportunity.

Surrounded by major area traffic drivers such as Walgreens, Crunch Fitness, Fred Meyer, Goodwill, D&B Supply, McDonald's, Dutch Bros and many more!

Includes approximately 300 sq. ft. of storage space.

Double door access in rear of space.

HIGHLIGHTS



CONTACT



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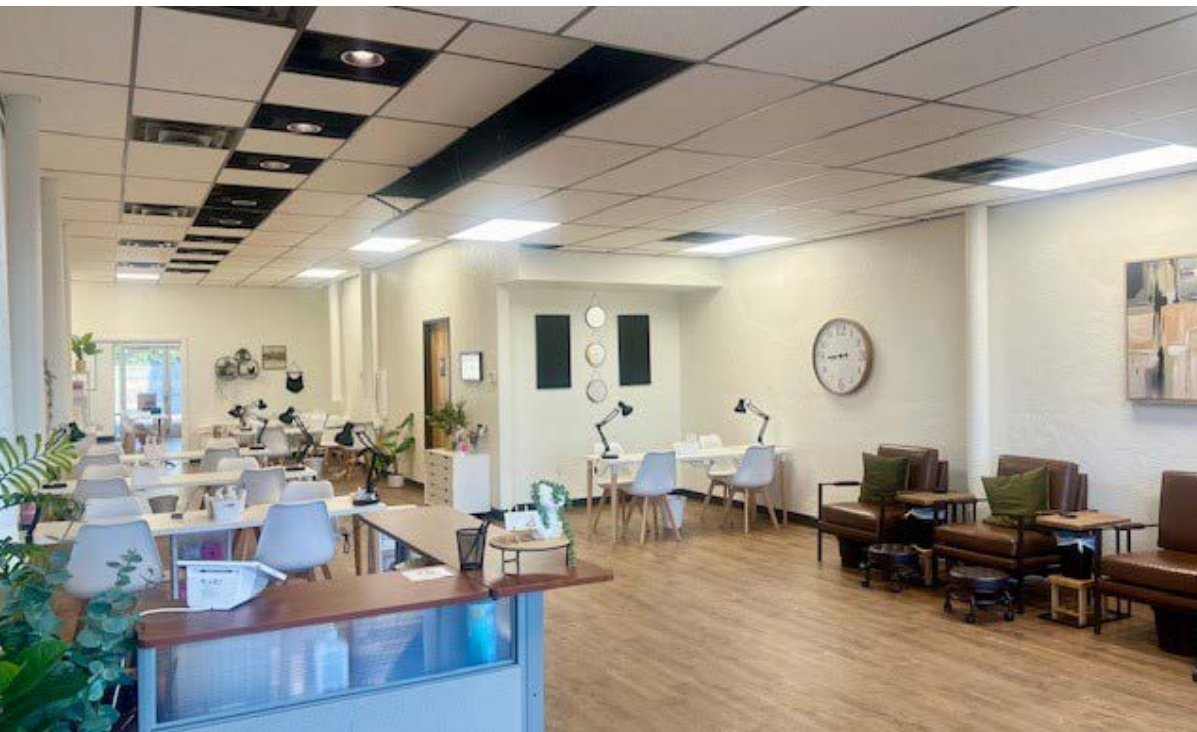
DETAILS



| SPACE | RSF | LEASE RATE |
|---------|----------|----------------|
| Ste 105 | 1,906 SF | \$16.00/SF NNN |

CONTACT AGENTS FOR SHOWINGS

| BLDG. SIZE | AVAILABLE |
|--------------------|---------------|
| 6,933 SF | Now |
| BLDG. TYPE | LEASE TERM |
| Multitenant Retail | 3-5 years |
| PARKING | EST. NNN'S |
| Ample On-Site | \$5.40/SF/Yr. |



MONUMENT SIGNAGE AVAILABLE

RETAIL MAP HIGH TRAFFIC LOCATION



POPULATION **223,202**
5 MI. RADIUS
 HOUSEHOLDS **84,598**
5 MI. RADIUS
 MEDIAN HOUSEHOLD INC. **\$102,164**
5 MI. RADIUS

SITE

45,042 VPD

LOCUST GROVE RD

EAGLE RD

FAIRVIEW AVE