

HIGH TRAFFIC COUNTS & VISIBILITY



Property Highlights

Lease Rate	\$22.00/SF NNN
NNN Est.	\$5.15/SF
Available	1,352 - 2,704 SF Remaining
T.I. Allowance	Negotiable, Contact Agents
Co-Tenant	Shapes Fitness for Women
Building Size	9,527 SF Total
Lot Size	1.186 Acres
Zoning	C-N Neighborhood Business Dist.
Parcel Number	R1740510280
Frontage	400 Feet - McMillan Road 200 Feet - Locust Grove Road
Traffic Counts	15,787 ADT - McMillan Road 15,917 ADT - Locust Grove Road
Proposed Uses	Office, Retail, Restaurant
Availability	Construction Underway Delivery 4th Quarter 2019

Listing Features

- Newly constructed retail center at the south west corner of Locust Grove & McMillan
- Custom built-out options available, contact agents for details and delivery details
- Located on a hard corner at a newly redesigned signalized intersection
- Building has access to both major thoroughfares
- Unobstructed visibility & high traffic counts
- Surrounded by new & existing residential subdivisions
- Located between Highway 20/26 & Intestate 84
- Traffic draws include Heritage Middle School, Prospect Elementary School, Lowell Scott Middle School, Centennial High School, Charles F. McDevitt Youth Sports Complex, Meridian Technical Charter High School, Discovery Elementary School, Ambrose School
- Contact Agents to Discuss Various Uses and Layouts and to Schedule a Site Visit Today!!

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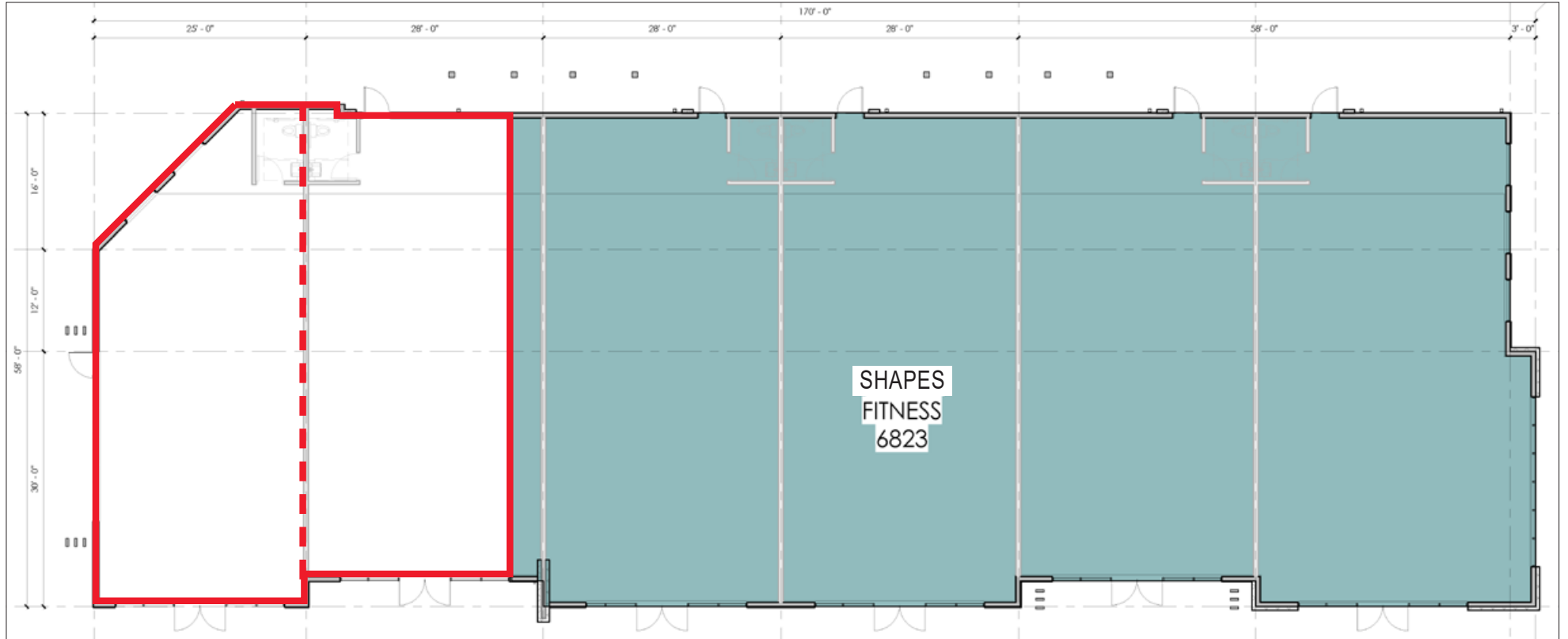
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Newly Constructed Retail Center

4744 N Park Crossing Avenue, Meridian, Idaho 83646

1,352 - 2,704 SF Available - \$22.00/SF NNN (Est. \$5.15/SF) - Retail, Office, Restaurant

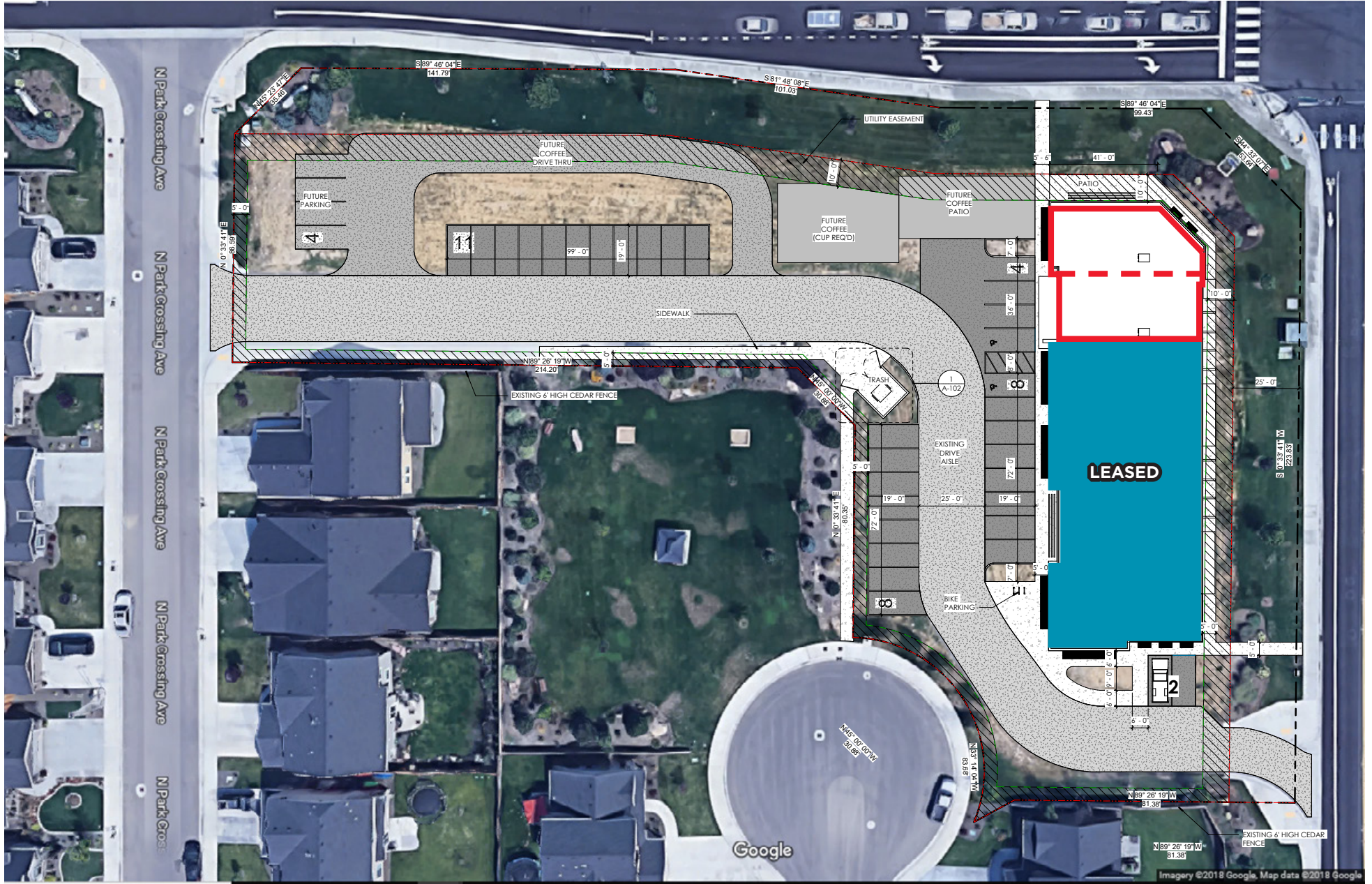


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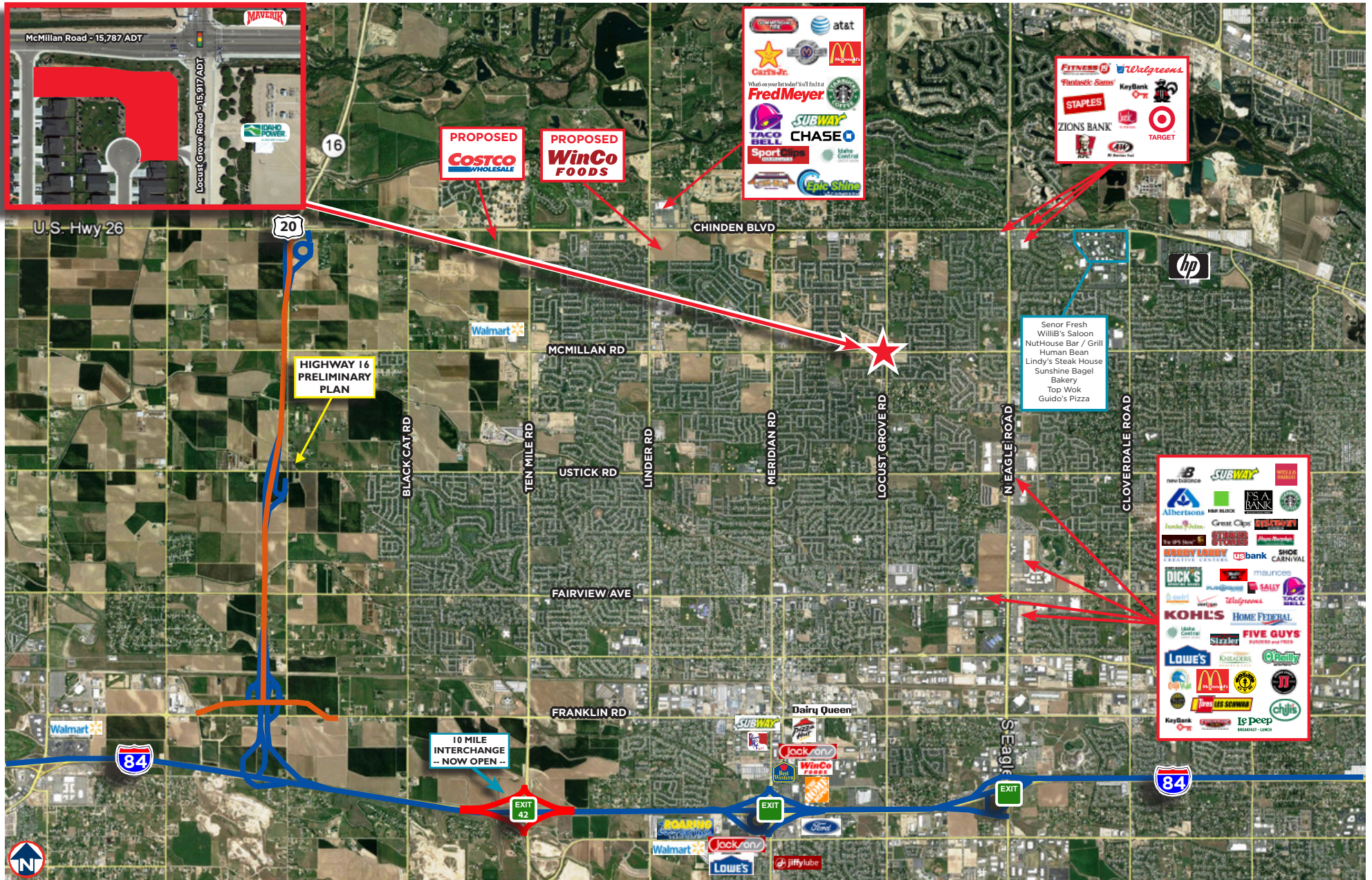


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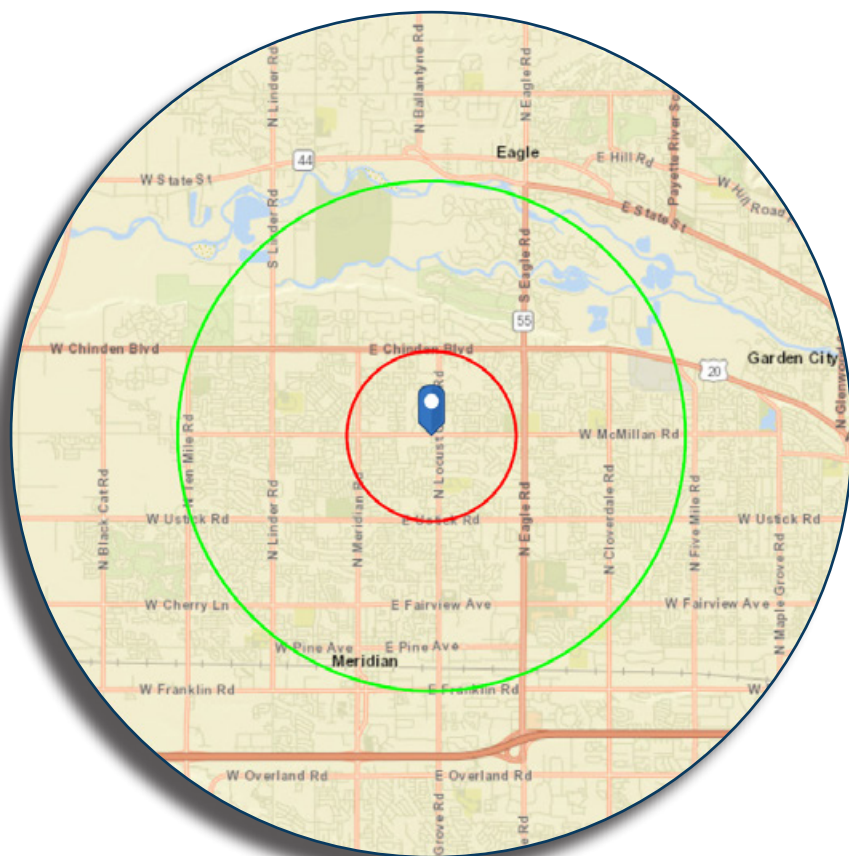
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- LOCATED IN A GROWING AREA IN MERIDIAN -

In the identified area, the current year population is 197,736. In 2010, the Census count in the area was 161,748. The rate of change since 2010 was 2.46% annually. The five-year projection for the population in the area is 219,790 representing a change of 2.14% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	3,430	43,146	111,844
2010 Population	10,317	73,285	161,748
2018 Population	14,499	92,307	197,736
2023 Population	17,076	103,679	219,790
2000-2010 Annual Rate	11.64%	5.44%	3.76%
2010-2018 Annual Rate	4.21%	2.84%	2.46%
2018-2023 Annual Rate	3.33%	2.35%	2.14%
2018 Male Population	49.3%	49.2%	49.0%
2018 Female Population	50.7%	50.8%	51.0%
2018 Median Age	33.6	33.9	36.1
Households			
2000 Households	1,084	14,536	39,029
2010 Households	3,163	24,737	57,670
2018 Total Households	4,480	30,851	69,797
2023 Total Households	5,277	34,551	77,381
2000-2010 Annual Rate	11.30%	5.46%	3.98%
2010-2018 Annual Rate	4.31%	2.71%	2.34%
2018-2023 Annual Rate	3.33%	2.29%	2.08%
2018 Average Household Size	3.24	2.98	2.82
Average Household Income			
2018 Average Household Income	\$100,597	\$91,927	\$88,276
2023 Average Household Income	\$116,453	\$106,835	\$102,205
2018-2023 Annual Rate	2.97%	3.05%	2.97%
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	119	2,235	5,989
Total Employees:	968	27,602	69,912

- THE CITY OF MERIDIAN -

LISTED IN MONEY MAGAZINE'S 50 BEST PLACES TO LIVE, Meridian is recognized nationally for businesses and families to locate and as a destination for visitors. The community's real estate remains highly affordable with housing costs that are lower than in other comparable cities.

10TH FASTEST GROWING CITY IN THE U.S. with an 81.5% increase in population since the year 2000. The talent you need is here. People are the key to any organization's success. With global competition increasing, well trained, qualified employees are all the more important to stay competitive.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.