



775 N TEN MILE RD | MERIDIAN, ID 83642
COMMERCIAL PADS FOR GROUND LEASE OR BTS



MARK BOTTLES
REAL ESTATE SERVICES

Commercial Pads for Ground Lease or BTS

775 N TEN MILE ROAD

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HIGHLIGHTS

- Pine Ave to be completed with the development of pads which will pull significant traffic from the West
- Signalized traffic light at Pine Ave and Ten Mile Rd
- Less than 1-mile of Ten Mile Crossing Business Park with over 800,000 SF of Class A Commercial and Medical Office Space
- Excellent access to I-84 and Ten Mile Interchange
- Significant Single and Multi-Family

OFFERING SUMMARY

Lease Rate:	\$28.00 - 32.00 SF/yr (Ground)
Available SF:	20,000 SF
Lot Size:	2.15 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,161	13,926	32,946
Total Population	3,482	39,977	95,366
Average HH Income	\$67,439	\$69,859	\$77,777

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,482	39,977	95,366
Average Age	32.4	32.2	33.0
Average Age (Male)	32.4	32.1	33.0
Average Age (Female)	32.7	32.6	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,161	13,926	32,946
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$67,439	\$69,859	\$77,777
Average House Value	\$280,311	\$240,407	\$250,869

* Demographic data derived from 2010 US Census

