

RETAIL/FLEX SPACE FOR LEASE 1500 N. LOCUST GROVE ROAD

1500 N Locust Grove Rd, Meridian, ID 83642



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$20.00 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise City / Nampa
SUBMARKET: Meridian

BUILDING DATA

TOTAL BLDG. SF: 8,181 SF
YEAR BUILT: 2000
ZONING: C-G

LISTING DATA

SUITE 100:
AVAILABLE SF: 2,652

PROPERTY OVERVIEW

Lee & Associates is pleased to present an exceptional opportunity to lease premier retail space at a highly visible and well-trafficked location. Strategically positioned at the busy intersection of Locust Grove Road and Fairview Avenue, this property benefits from strong daily traffic counts and excellent accessibility. It is adjacent to D&B Supply and directly across the street from Fred Meyer, providing strong neighboring anchors that drive consistent consumer activity. The site is just one mile from both Eagle Road and The Village at Meridian, one of the Treasure Valley's most prominent retail, dining, and entertainment destinations. This central location offers outstanding exposure and convenience, making it ideal for a wide range of retail uses.

PROPERTY HIGHLIGHTS

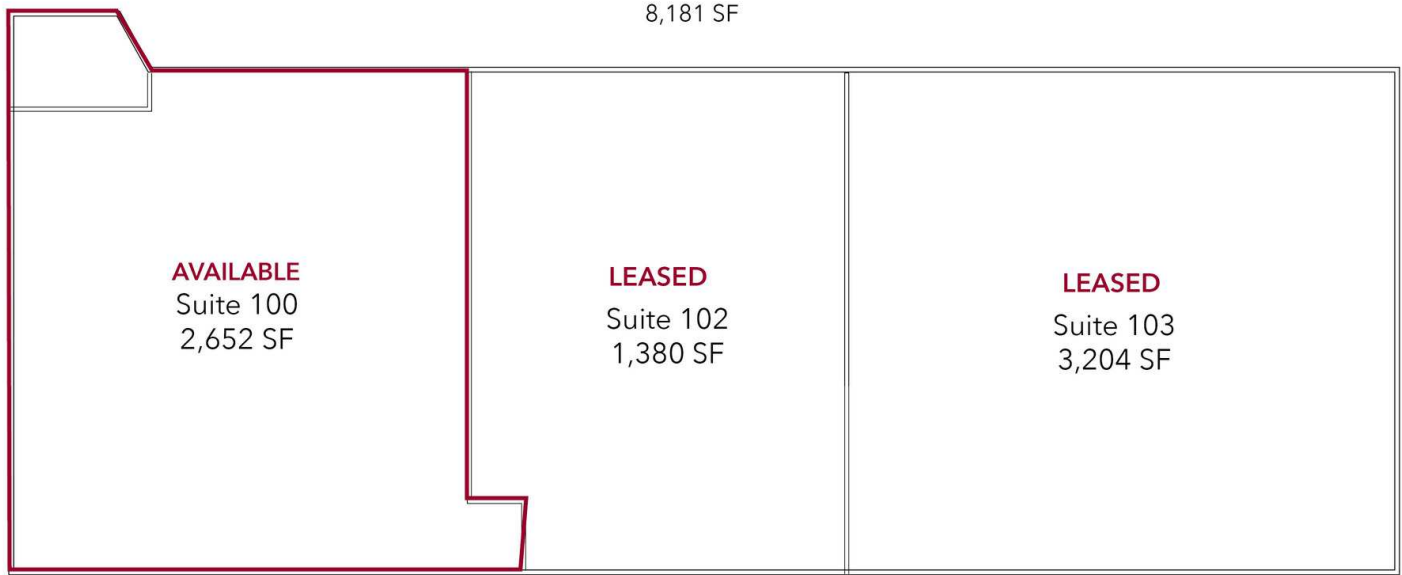
- High-visibility endcap unit
- Two rear roll-up doors 12' X 16' and 10' X 8'
- Pylon signage available

Michael L. Bergmann, SIOR | Principal | Director of Recruitment
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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*Floor plan is approximate - Tenant to verify

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	NNN
Suite 100	2,652 SF	NNN	\$20.00 SF/yr	Est. \$4.75 SF/yr

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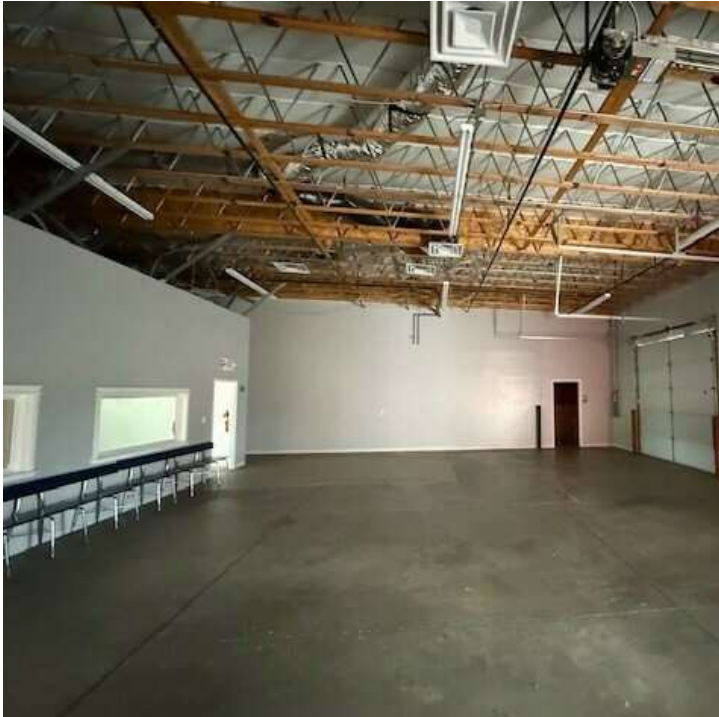
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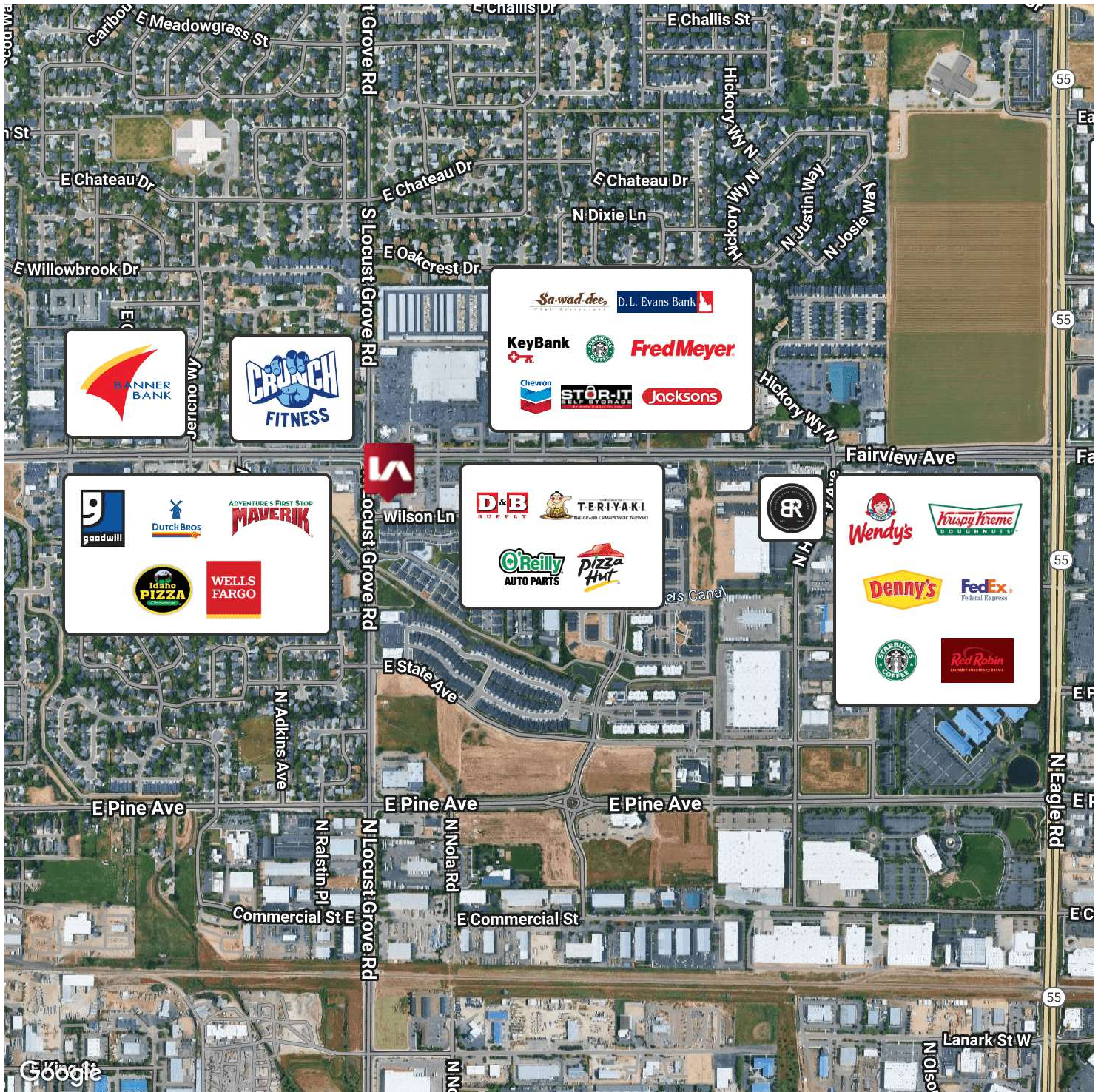


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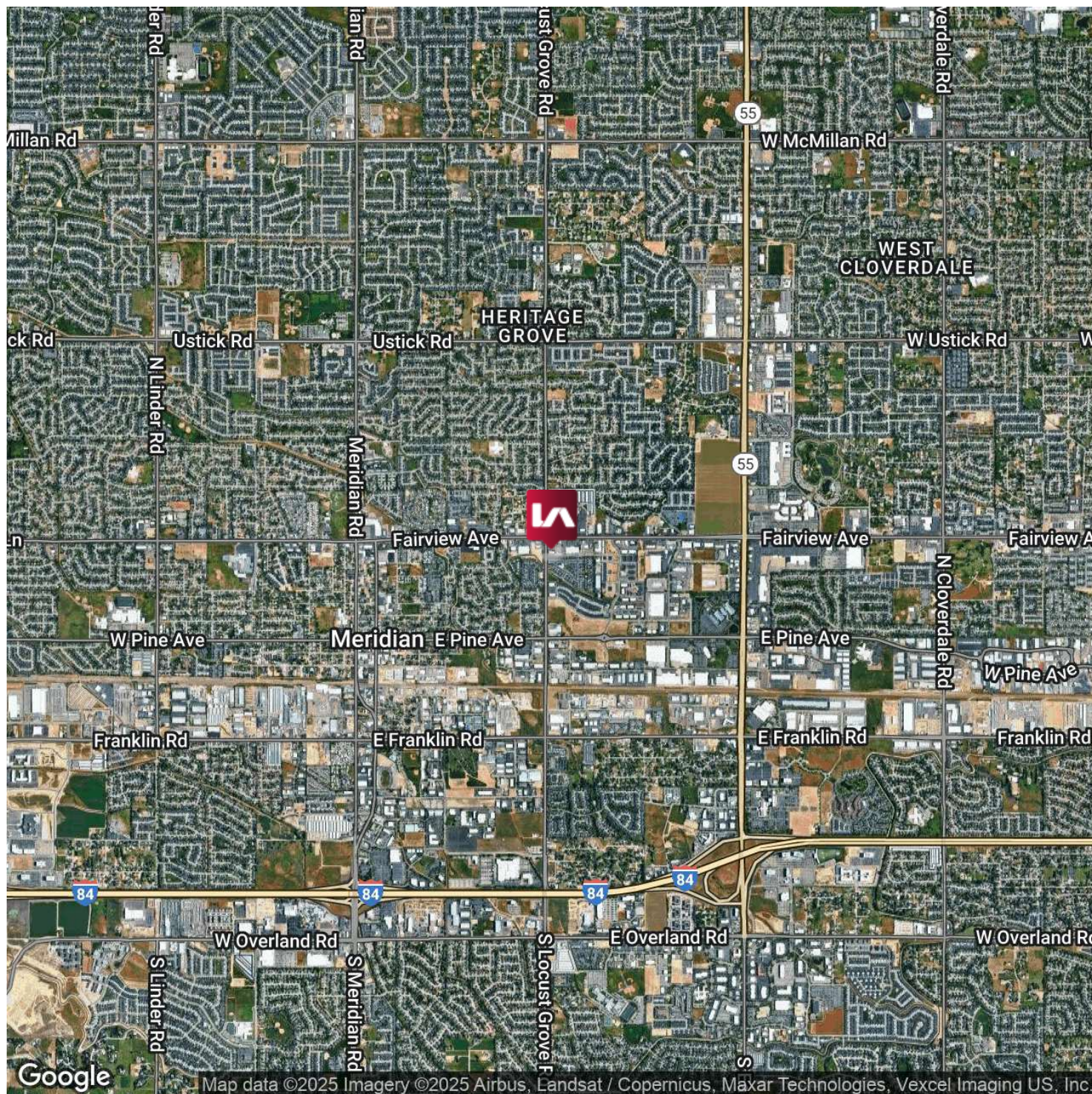
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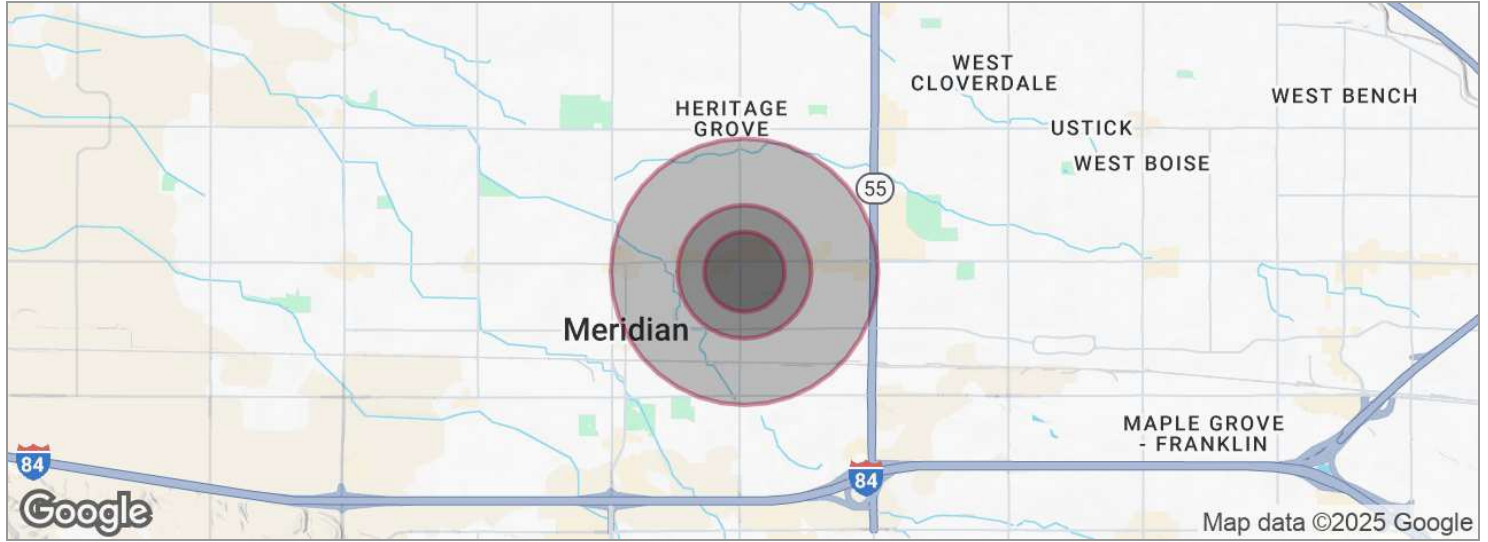


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	451	2,789	10,619
Median age	35	39	39
Median age (Male)	34	37	37
Median age (Female)	37	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	187	1,123	4,363
# of persons per HH	2.4	2.5	2.4
Average HH income	\$78,768	\$93,389	\$94,405
Average house value	\$308,754	\$412,126	\$433,284

* Demographic data derived from 2020 ACS - US Census

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