

2902 NORTH EAGLE ROAD

MERIDIAN, IDAHO 83646



For Lease / Former Pinnacle Sports Bar

WE ARE
THE CENTER
OF RETAIL



2902 NORTH EAGLE ROAD

MERIDIAN, IDAHO 83646

RESTAURANT SPACE

7,341 SF

LEASE RATE

Dependent Upon Term & Use
Est NNN \$5.40/SF

LOT SIZE

1.302 Acres

FF&E

Contact Agents for Details

FRONTAGE

128' on Eagle Road

TRAFFIC COUNTS

48,000 CPD - Eagle Road
15,000 CPD - Ustick Road

PARKING

72 Surface Spaces - Ratio of 9.81/1,000 SF

SHADOW ANCHORS

McDonald's, Chili's, Five Guys, Firehouse



LISTING FEATURES

- The property is located in the Gateway Marketplace, a retail development strategically located at one of the busiest intersections in the State of Idaho
- The location offers good traffic flow and draws from the surrounding businesses and residential subdivisions
- The development offers highly visible building and two electronic monument signs
- Surrounded by large big box retailers including national and regional business including Lowe's, Kohl's, Hobby Lobby, Dick's Sporting Goods, Walgreens and more
- The Village at Meridian, located to the south of the property, includes tenants such as Gordmans, Michaels, Nike Factory Outlet, Gap Outlet, and numerous other businesses and eateries

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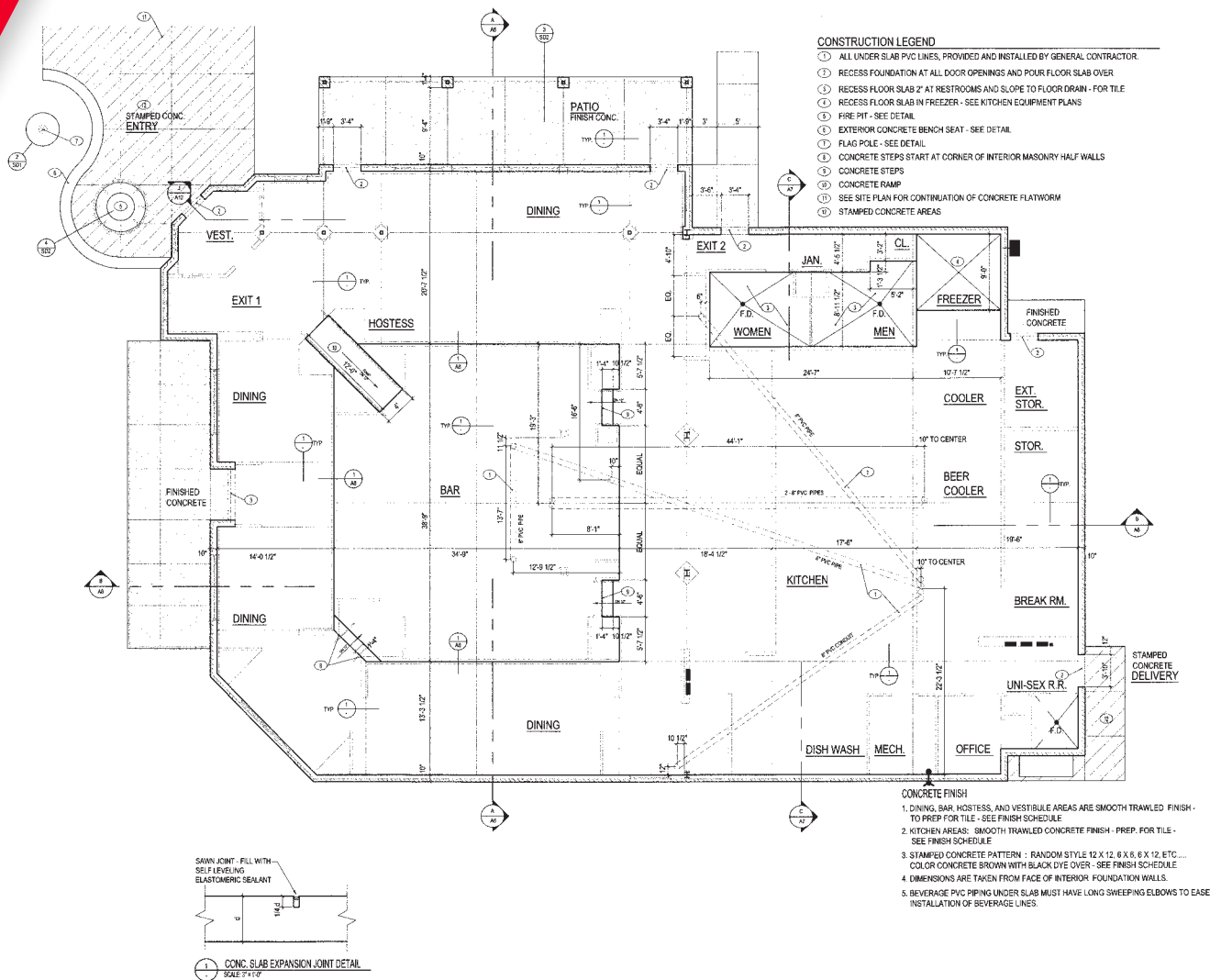
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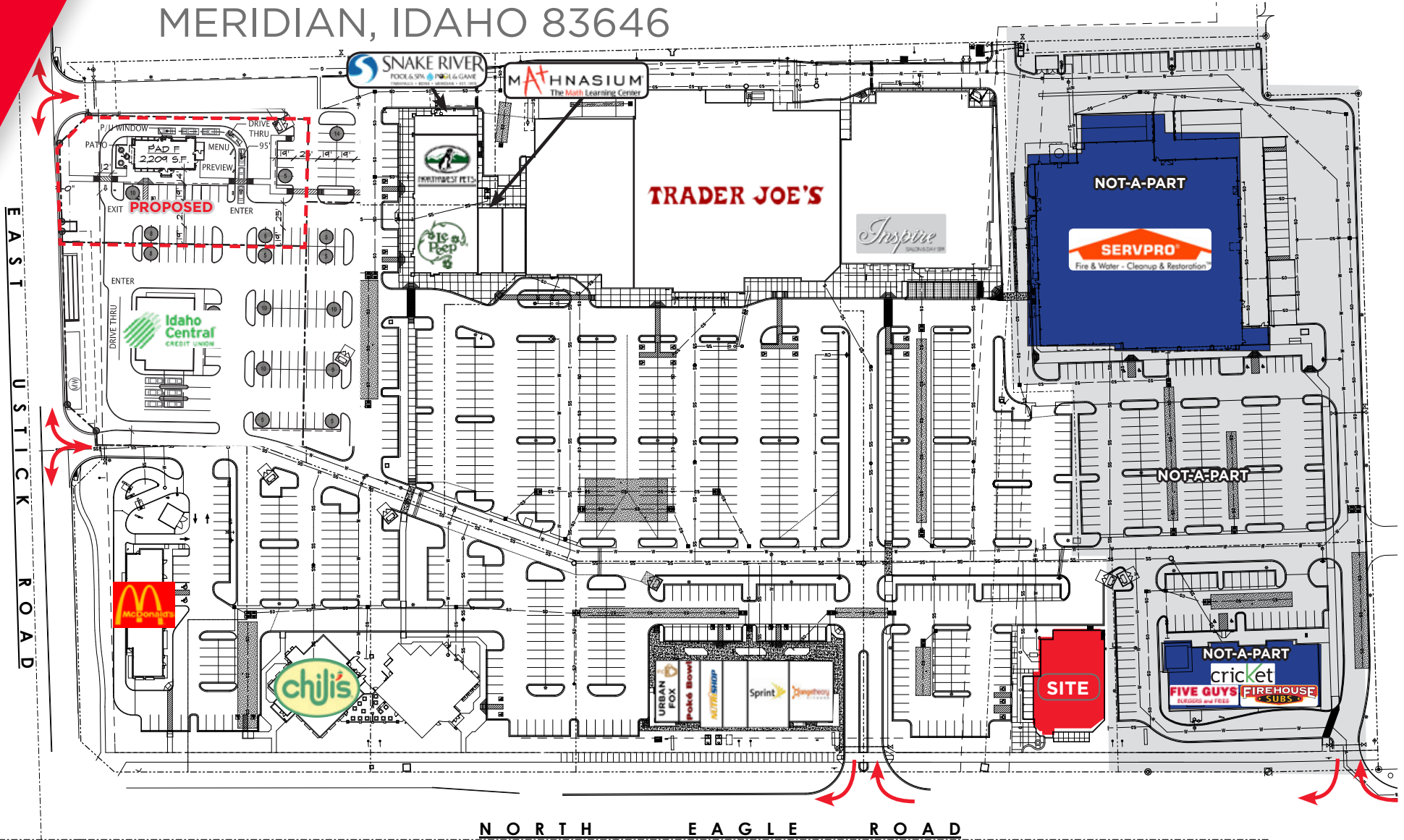


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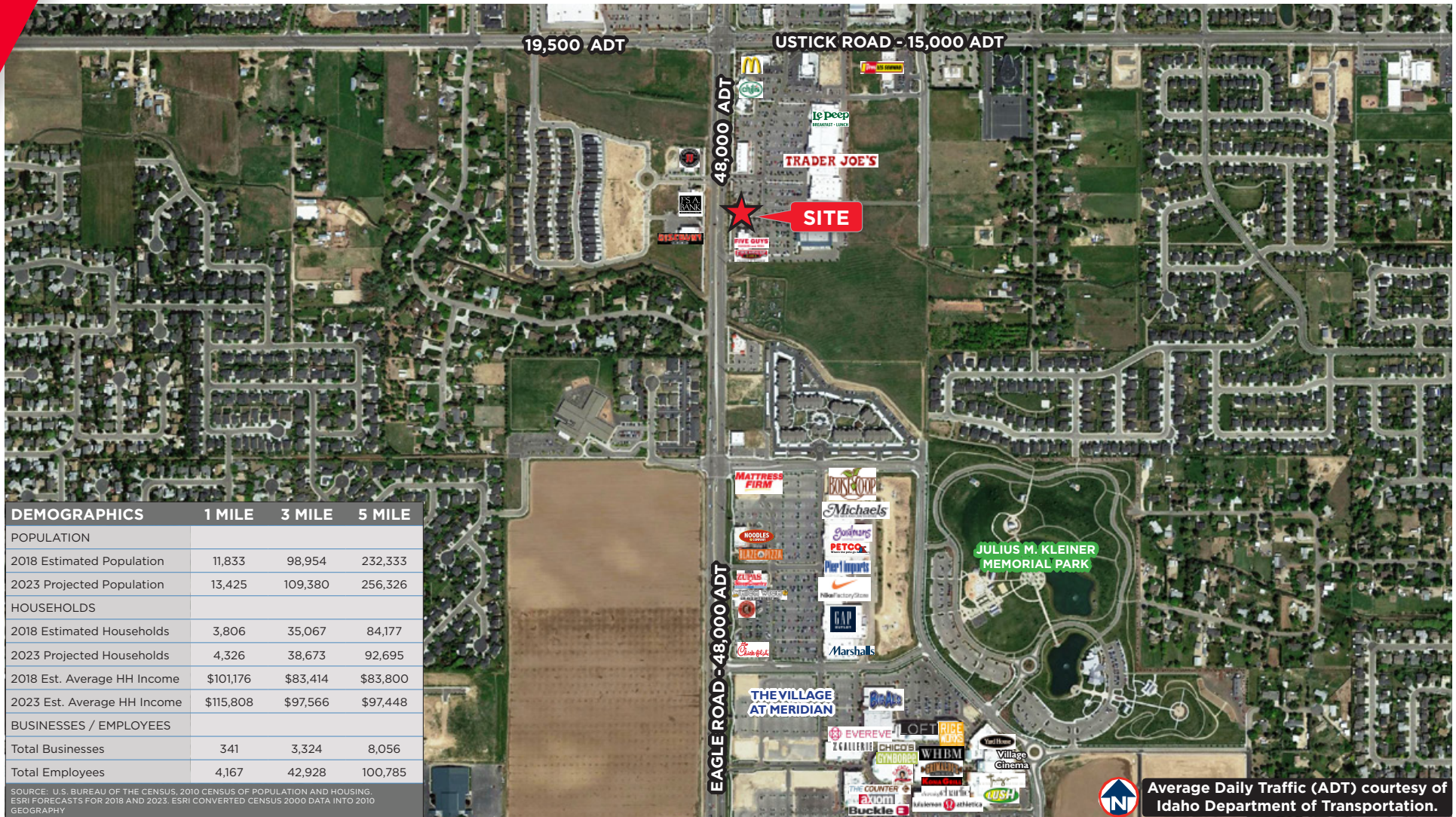


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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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