

1943 N LOCUST GROVE RD, MERIDIAN, ID 83646

OFFICE BUILDING FOR SALE OR LEASE



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PROPERTY DESCRIPTION

Stand alone office building in four building office park

PROPERTY HIGHLIGHTS

- 2,380 SF
- Reception, 7 offices, conference room, breakroom, RR, and built-ins
- Quality construction and finish by Tahoe Construction
- High impact architectural design
- Convenient Meridian location close to restaurants and other retail
- Full landscaping maintenance included in NNN
- Available June 2024
- Possible owner carry on purchase
- No lockbox. Contact agent for showings. Do not disturb tenant.

OFFERING SUMMARY

Building Size:	2,380 SF
Sale Price:	\$735,000
Lease Rate:	\$18.50/SF NNN
NNN Estimate:	\$3.25/SF
Lot Size:	0.362 Acres
Built:	2007
Parking:	5/1,000



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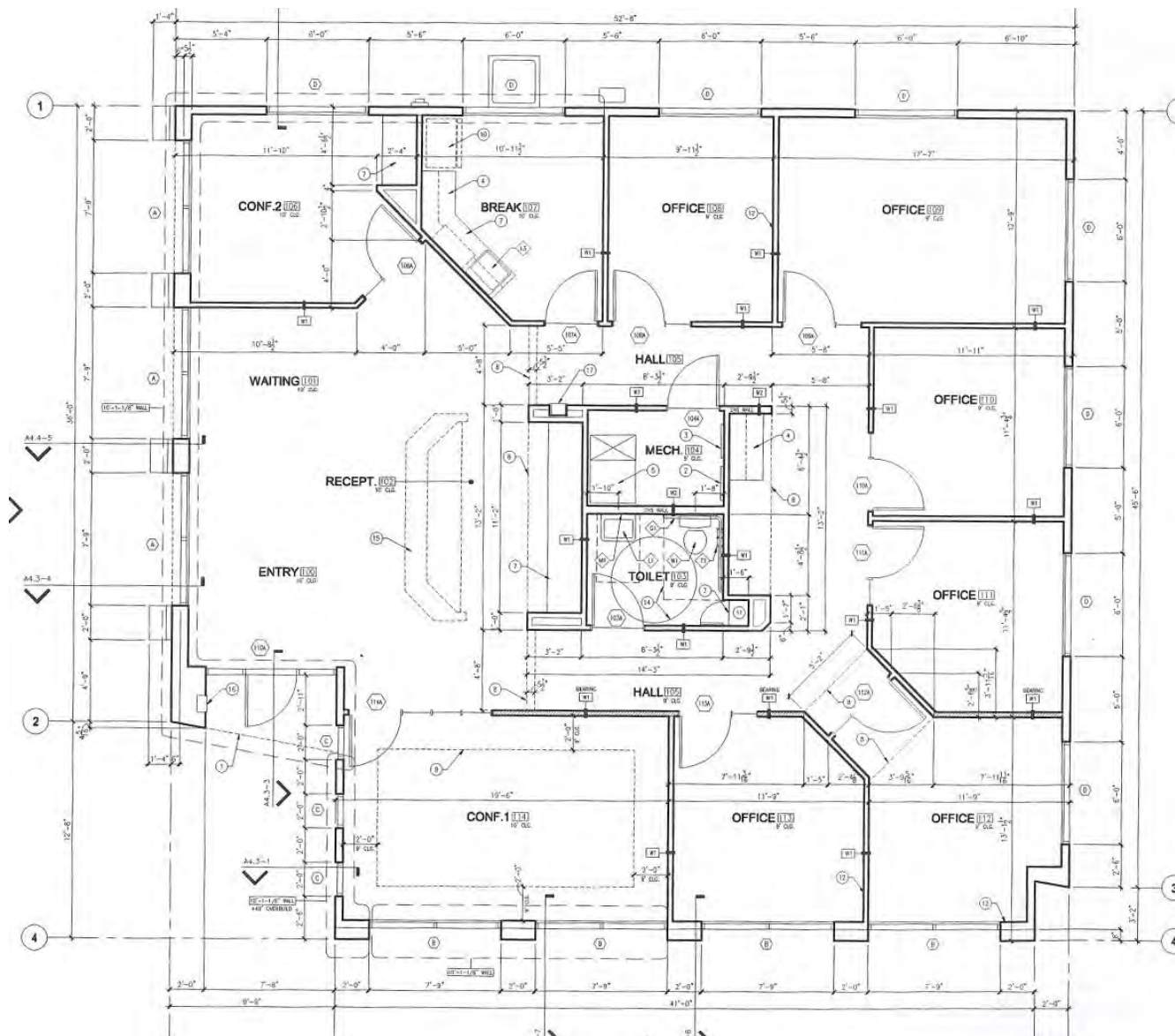


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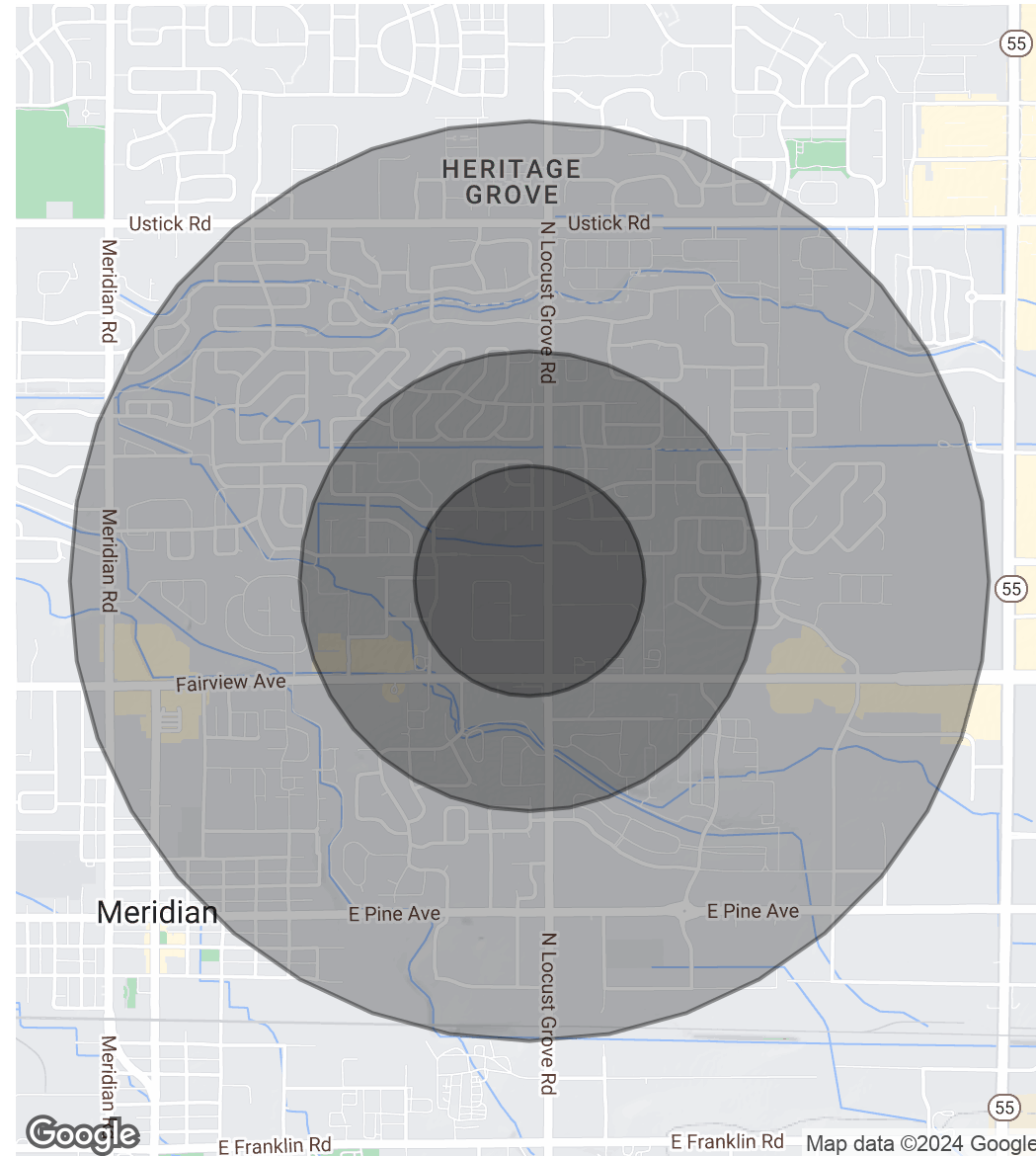
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	655	2,872	12,189
Average Age	37.6	36.8	37.0
Average Age (Male)	35.4	33.9	35.5
Average Age (Female)	38.3	38.0	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	251	1,079	4,777
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$114,268	\$89,627	\$75,149
Average House Value	\$347,198	\$293,780	\$248,074

2020 American Community Survey (ACS)



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