



FOR LEASE



SUMMARY

SUITES	I-190: 1,780 - 3,937 SF
	I-195: 2,157 - 3,937 SF
ADDRESS	3327 N Eagle Rd Meridian, ID 83646
AVAILABLE	Contact Agent
ZONING	C-2
YEAR BUILT	2007
POSITION	End-cap & In-line; South-facing
ASKING RENT	\$30.00 PSF
SERVICE	NNN

HIGHLIGHTS

Center of the Market! Join Kohl's, Dick's Sporting Goods, Hobby Lobby, Panera, and others.

Corner location at high traffic signalized intersection with 6 points of ingress/egress.

High incomes and strong population density.

Excellent visibility + multiple pylon signs.

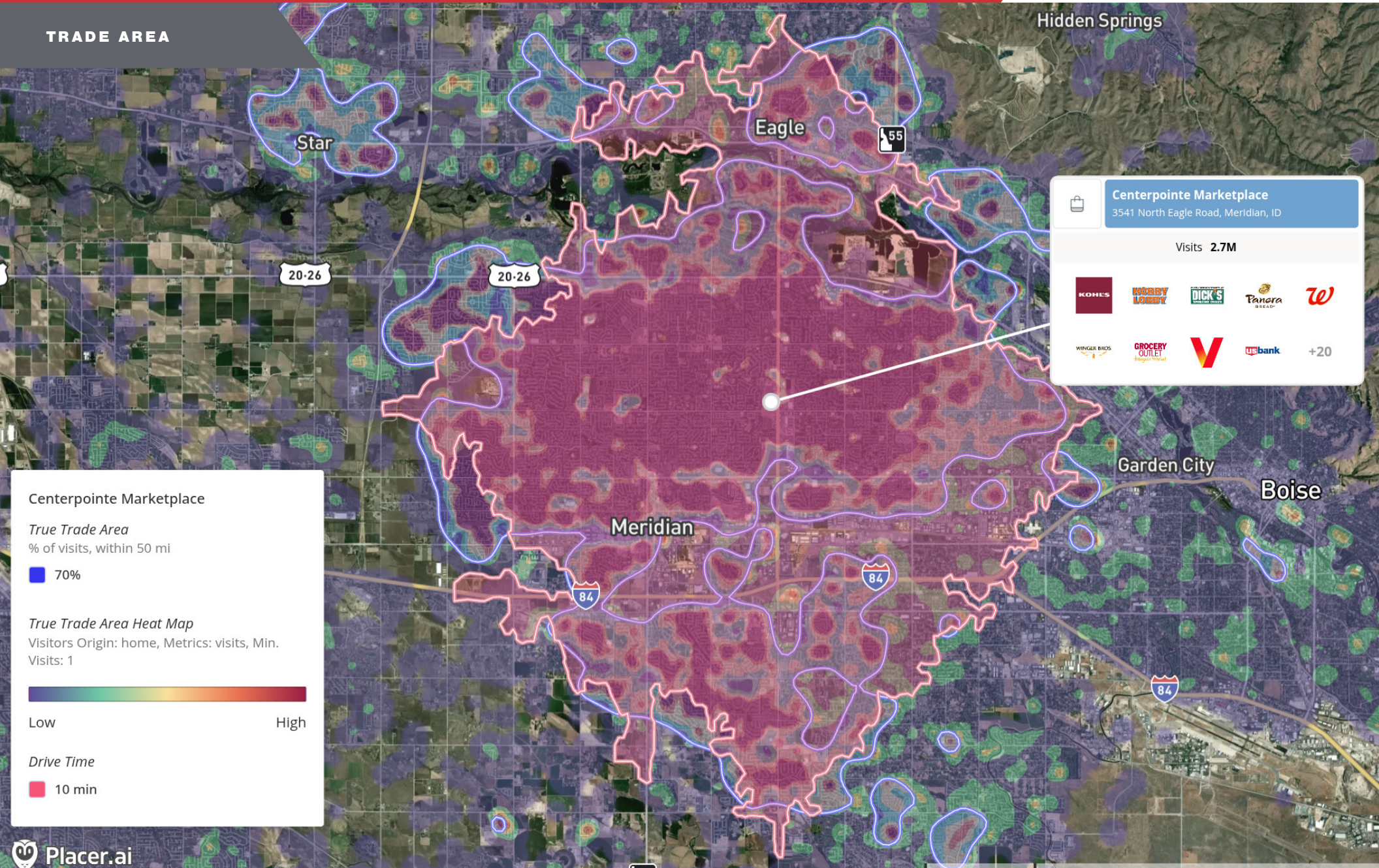
Close proximity to major traffic draws including schools, parks, trails, and St. Luke's campus.
Rare high daytime pops + surrounding residential.

Historically low vacancy - < 1% (last 36 months)

DEMOS (3 mi)

AVG HH INCOME	\$127,245
POPULATION	108,868
HOUSEHOLDS	39,700
TRAFFIC	51,136 VPD (Eagle Rd) 22,500 VPD (Ustick)

TRADE AREA



MEDIAN INCOMES

