507 SF AVAILABLE FOR LEASE

RETAIL SPACE AVAILABLE

3624 N. CENTREPOINT WY, MERIDIAN, ID 83646

FOR LEASE - RETAIL /OFFICE SUITE AT CENTERPOINT



CUSHMAN & WAKEFIELD

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BUILT OUT RETAIL

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PROPERTY HIGHLIGHTS

Suite 100:	507 SF
Lease Rate:	$1,375/mo NNN
Lease Type:	NNN - $315 Per Unit For 2025
LockBox:	No, Contact Agents for Tours
Former Use:	Personal Care Retail
Configuration:	Open Space with Restroom
Zoning:	C-G General Commercial
Parcel Number:	R1077160400
Location:	Off Eagle Road Near Ustick

PROPERTY FEATURES

Street level retail or office space located off North Eagle Road at Baldcypress Street - Google 360 View

Surrounding tenants include Hobby Lobby, Kohl's, Dick's Sports, Walgreens, Lowe's, Meridian Medical Aesthetics, Wingers and other national and regional retailers and restaurants

Contact agents to discuss various uses and to schedule walk-thrus and tours





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RETAIL - OFFICE SHOWROOM

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AMENITY MAP



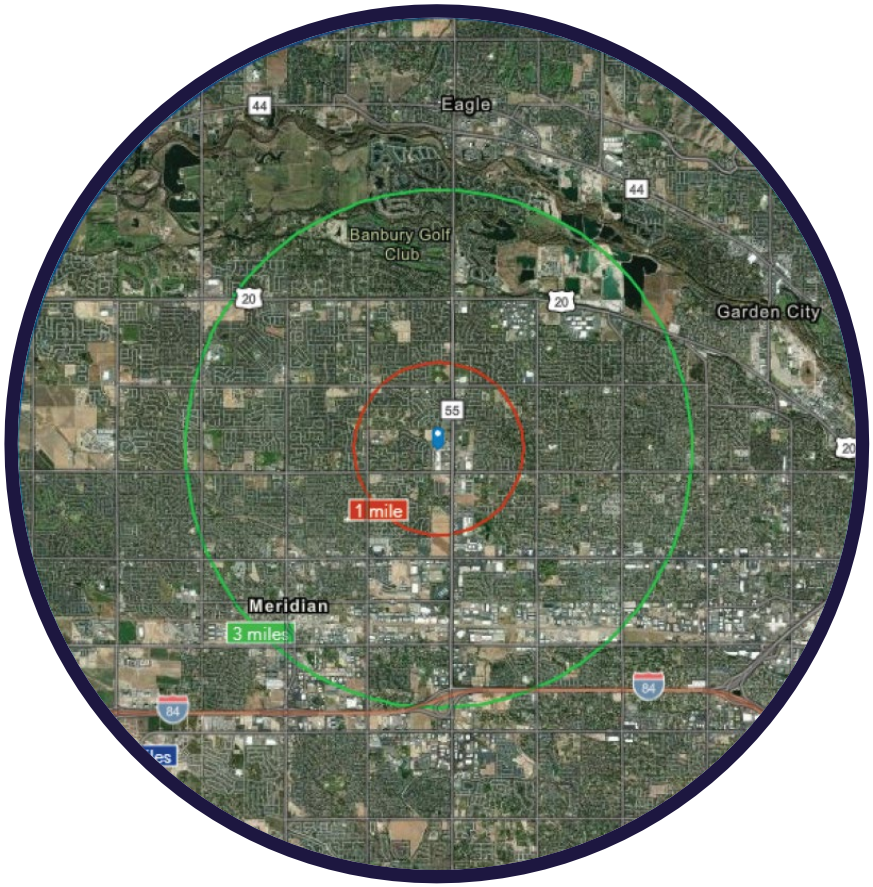
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- LOCATED IN A HIGH GROWTH AREA IN MERIDIAN -

In the identified area, the current year population is 253,726. In 2010, the Census count in the area was 192,904. The rate of change since 2010 was 2.47% annually. The five-year projection for the population in the area is 284,682 representing a change of 2.33% annually from 2021 to 2026.



	1 Mile	3 Miles	5 Miles
Population			
2000 Population	5,292	58,949	141,785
2010 Population	9,550	82,070	192,904
2021 Population	14,194	105,025	253,726
2026 Population	16,441	119,775	284,682
2000-2010 Annual Rate	6.08%	3.36%	3.13%
2010-2021 Annual Rate	3.59%	2.22%	2.47%
2021-2026 Annual Rate	2.98%	2.66%	2.33%
2021 Male Population	49.8%	49.0%	49.1%
2021 Female Population	50.2%	51.0%	50.9%
2021 Median Age	34.8	35.0	36.5
Households			
2021 Wealth Index	112	100	104
2000 Households	1,660	20,420	50,628
2010 Households	3,031	29,189	70,521
2021 Total Households	4,618	37,535	93,029
2026 Total Households	5,356	42,717	104,239
2000-2010 Annual Rate	6.21%	3.64%	3.37%
2010-2021 Annual Rate	3.81%	2.26%	2.49%
2021-2026 Annual Rate	3.01%	2.62%	2.30%
2021 Average Household Size	3.07	2.79	2.71
Median Household Income			
2021 Median Household Income	$86,761	$72,849	$73,146
2026 Median Household Income	$94,479	$80,890	$81,292
2021-2026 Annual Rate	1.72%	2.12%	2.13%
Average Household Income			
2021 Average Household Income	$105,528	$93,627	$94,876
2026 Average Household Income	$118,172	$105,904	$106,921
2021-2026 Annual Rate	2.29%	2.49%	2.42%
Per Capita Income			
2021 Per Capita Income	$34,689	$33,378	$34,650
2026 Per Capita Income	$38,893	$37,669	$39,005
2021-2026 Annual Rate	2.31%	2.45%	2.40%
Business Data			
Total Businesses	513	3,926	9,895
Daytime Population	5,536	44,636	110,162

esri Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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ABOUT MERIDIAN, IDAHO

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian. **Learn More By Clicking Below:**

MERIDIAN CHAMBER OF COMMERCE | MERIDIAN development corp REVIVE • RENEW • REDEFINE | MERIDIAN IDAHO

Facts You (Probably!) Don't Know About Meridian

1. Meridian has been the fastest growing city in Idaho since 1994– We've been sharing the love for Meridian with others for longer than we thought! Meridian surpassed it's 100,000 resident in 2018, making it the second largest city in Idaho with Boise in the lead. As of 2019, it was estimated that Meridian had a population of 114,680, and saw the addition of over 8,000 people in the last year. The population tripled between 1990 and 2000, more than doubled between 2000 and 2007, and continues to rise as we add thousands of residents per year. According to the Idaho Statesman, by 2040 Meridian is estimated to have a population of 166,945 at this rate of growth!

2. Meridian was ranked the ninth-best place to live in America- According to Money.com, Meridian is the place to be (or at least the ninth-place to be!). Money.com analyzed 1,796 American cities in 2019 and ranked them by comparing health, cost of living, ethnic and economic diversity, public education, income, health and safety, amenities, and ease of living. Being one of the fastest growing cities in the nation, Meridian has much to offer such as jobs, good schools, sunshine, recreational activities, and just a short commute to the nightlife in Boise.

3. An Order of Odds Fellows chapter came up with the name "Meridian"- According to www.meridiancity.org, the earliest settlers lived along Five Mile Creek where a source of running water was year round. As the first school opened, the U.S Postal Service was established, and the center of activity began to move closer to the railroad as the trading center. An Order of Odd Fellows chapter was established in 1893, and adopted the name "Meridian" for its lodge. The name was born in recognition of Idaho's principle surveyor's meridian that runs along Meridian Road.

4. Meridian's largest annual parade, Meridian Dairy Days, began in 1929- This year will mark the 90th annual celebration of all things dairy (and more!). Meridian Dairy Days was established on June 18, 1929 to celebrate the opening of the Meridian Creamery. Nowadays, with not many dairies left in the city, Dairy Days is to remind the community of it's true backbone- agriculture. The 4-day celebration has around 25,000 to 30,000 attendees each year and has events such as live music, a 5K race, a cattle and goat show, local vendors, volleyball tournaments, a carnival, and of course, an incredible parade.

5. Meridian celebrated 125 years since founding in 2018 - August 18, 2018 marked 125 years since the founding of the village that become the city of Meridian, Idaho Press reported. You can see what life was like in the early days of Meridian, and find out how it was shaped into the city it is today at The Meridian History Center.

Source:
https://www.meridianidaho.net/history/facts-you-probably-dont-know-about-meridian/

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You're never far away from the rest of the world

CMeridian is strategically located in the heart of the Boise Metro and the diverse Pacific Northwest. The Treasure Valley is ripe with opportunities for entrepreneurs and start-ups, as well as established businesses. Come see where your place will be.

Office? Industrial? Retail? Yes

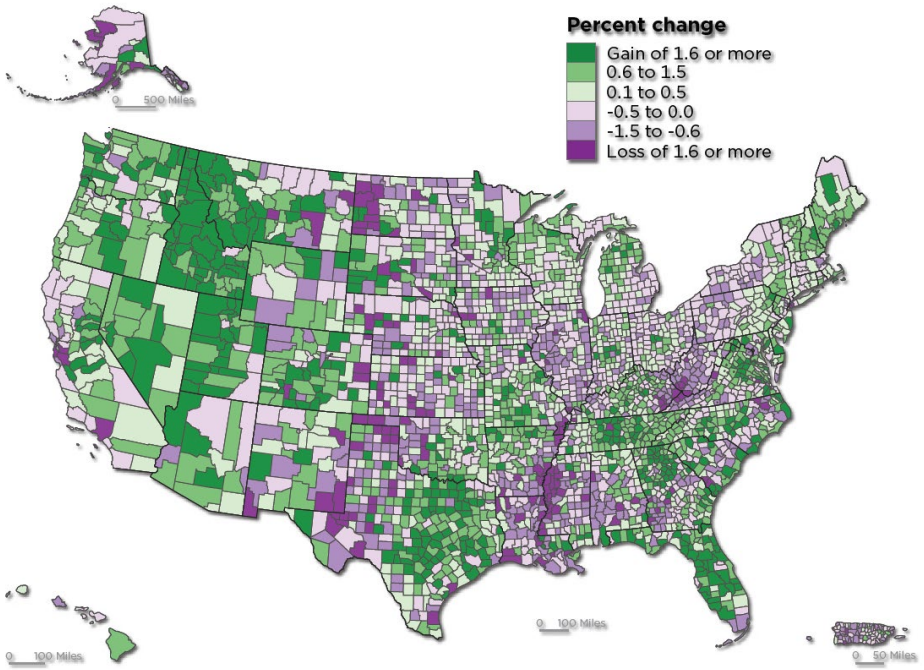
With more than 16 million square feet of commercial real estate, Meridian offers spaces to suit any business operation. Class A office and medical buildings, manufacturing facilities and industrial parks, bustling retail centers, and land ready for development make up Meridian's robust business community.



CLICK HERE TO DOWNLOAD THE COMPLETE CITY OF MERIDIAN OVERVIEW:
https://paccra.com/wp-content/uploads/2021/06/MeridianBrochure-Feb-2021.pdf

Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™ Census Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

SOURCE: VINTAGE 2018 POPULATION ESTIMATES
WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML



CITY OF MERIDIAN ANNUAL REPORT
https://meridiancity.org/mayor/annualreport



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