



Accelerating success



Site

22,054 VPD

50,000 VPD

43,500 VPD

For Lease

Retail Pad with Drive-Thru

CentrepoinTE

SWC E Ustick Rd & Eagle Rd
Meridian, ID

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Property Overview

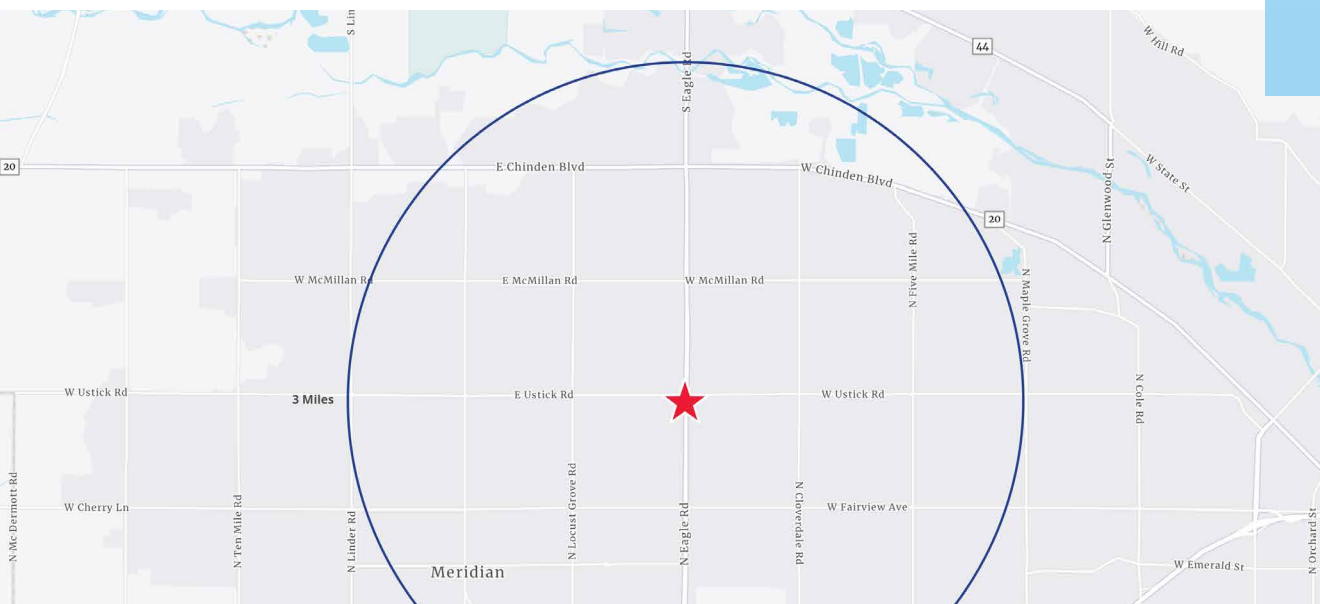
Property Type	Retail Shops
Land Size	1.18 Acres
Building Size	6,000 SF
Lease Type	Retail NNN
Lease Rate	Contact Agents

Demos

	1 Miles	3 Miles	5 Miles
Population	13,037	105,178	252,086
Households	4,748	38,796	94,769
Avg. Income	\$117,500	\$106,975	\$108,943

Key Highlights

- Idaho's 2nd busiest intersection
- Drive through opportunity with CUP entitlements in place
- Idaho's densest super regional trade area in excess of 2.6 MM square feet of retail
- Site is shadow anchored by Trader Joe's, Lowe's, Kohl's, Dick's Sporting Goods, Hobby Lobby and many more
- 213 multi-family doors approved on adjacent parcel



Site Plan



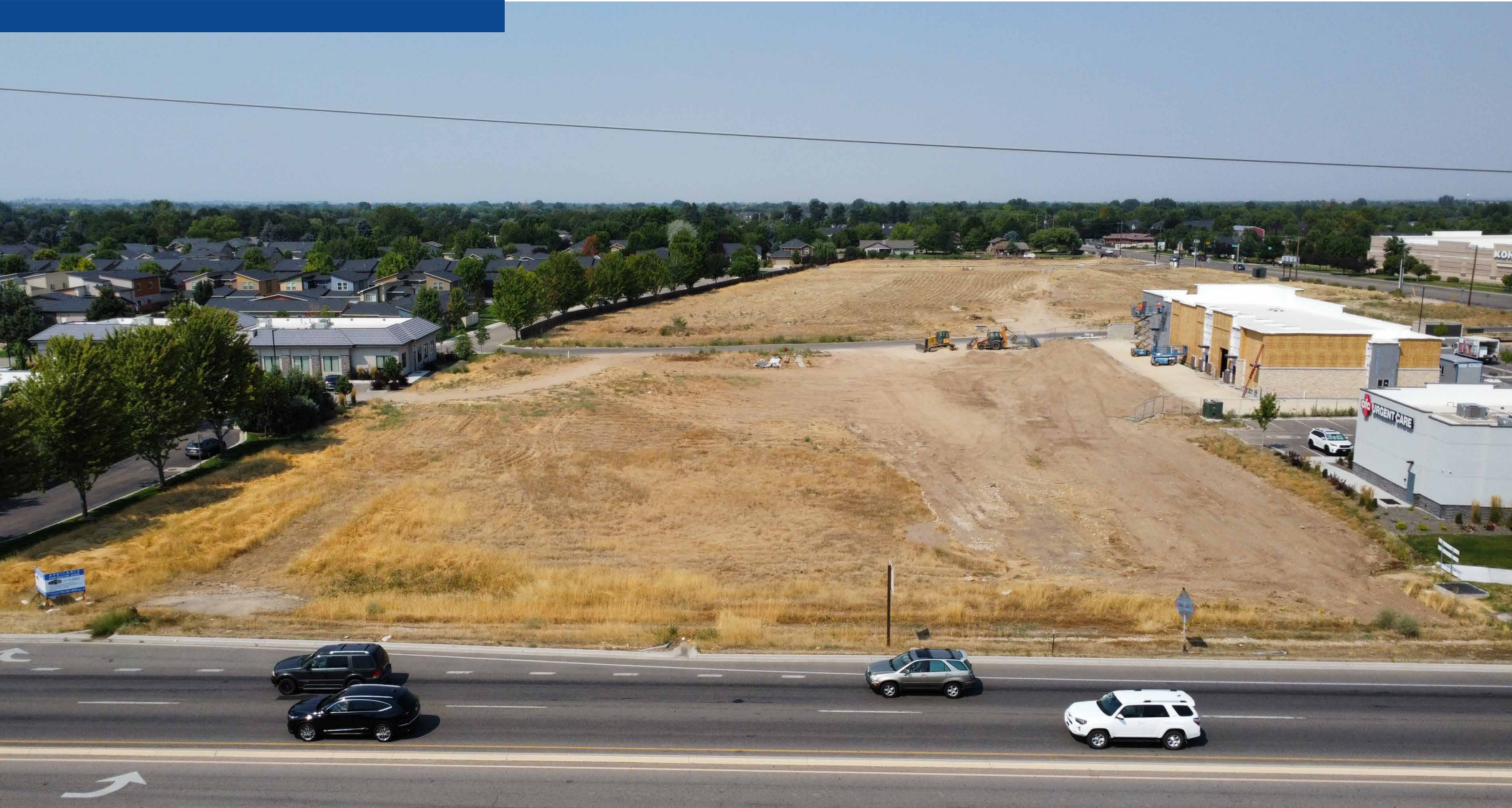
Property Aerials



Property Aerials



Location



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