



HAWKINS

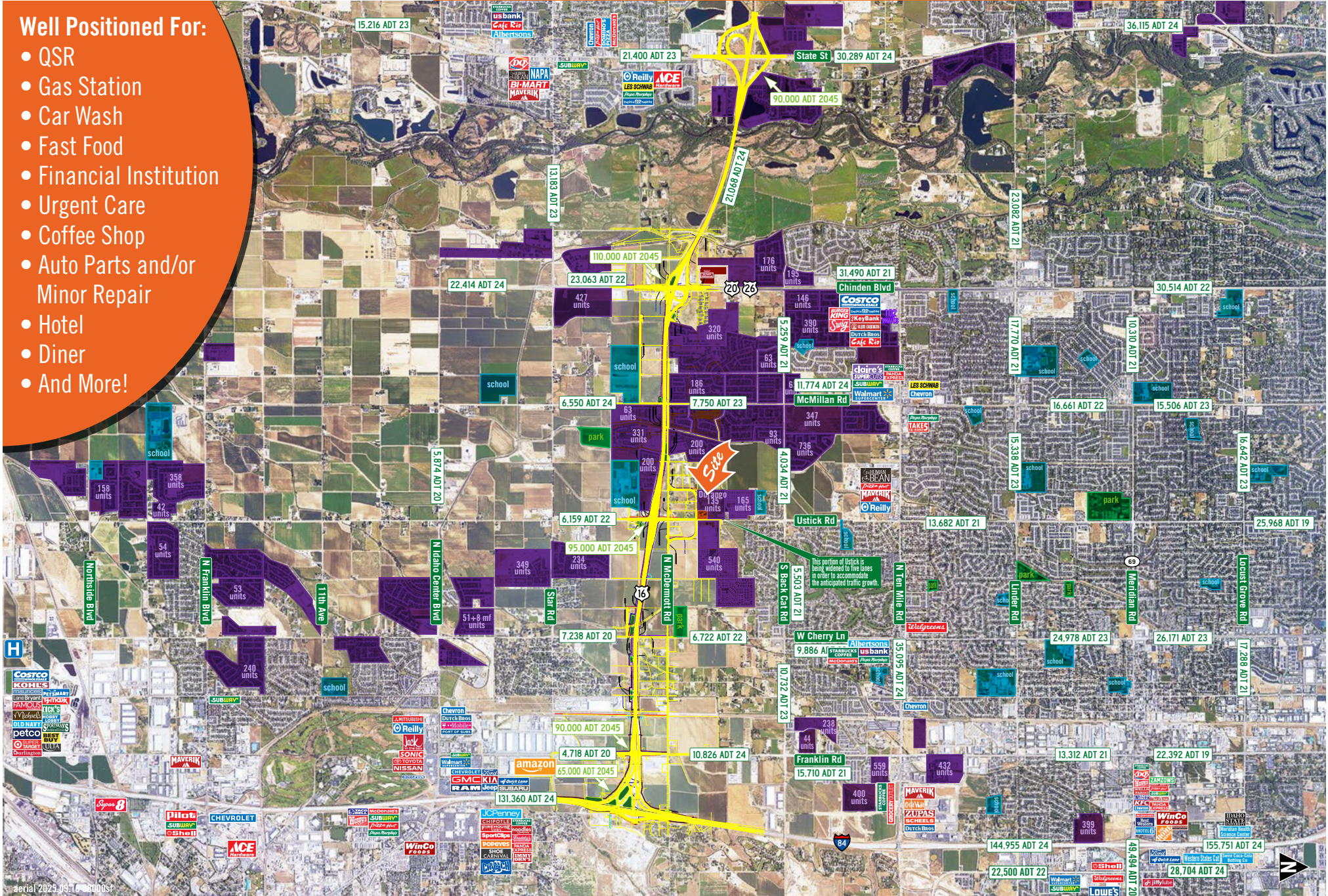
Meridian, ID 5900 W Ustick Rd

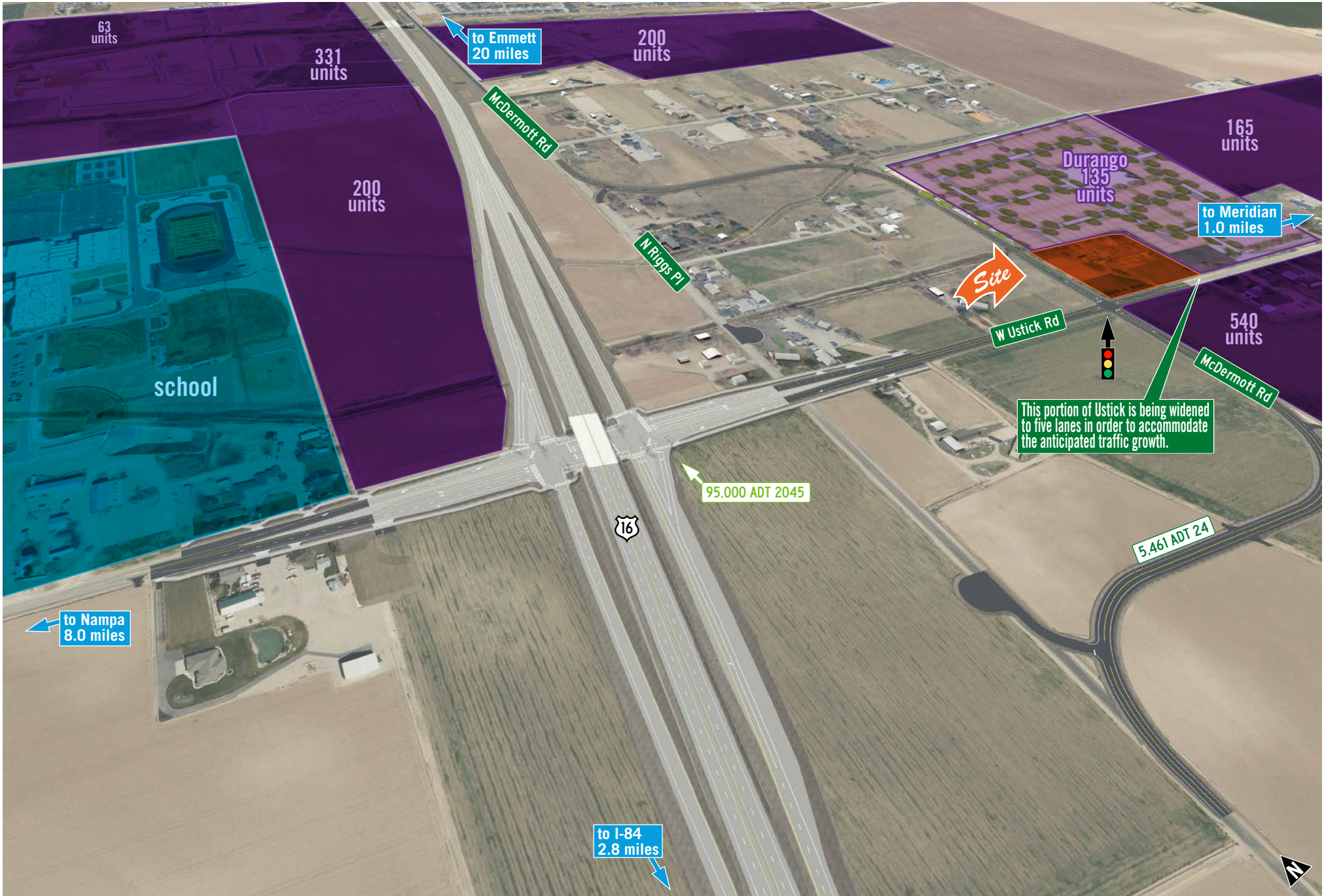


FOR LEASE

Well Positioned For:

- QSR
- Gas Station
- Car Wash
- Fast Food
- Financial Institution
- Urgent Care
- Coffee Shop
- Auto Parts and/or Minor Repair
- Hotel
- Diner
- And More!





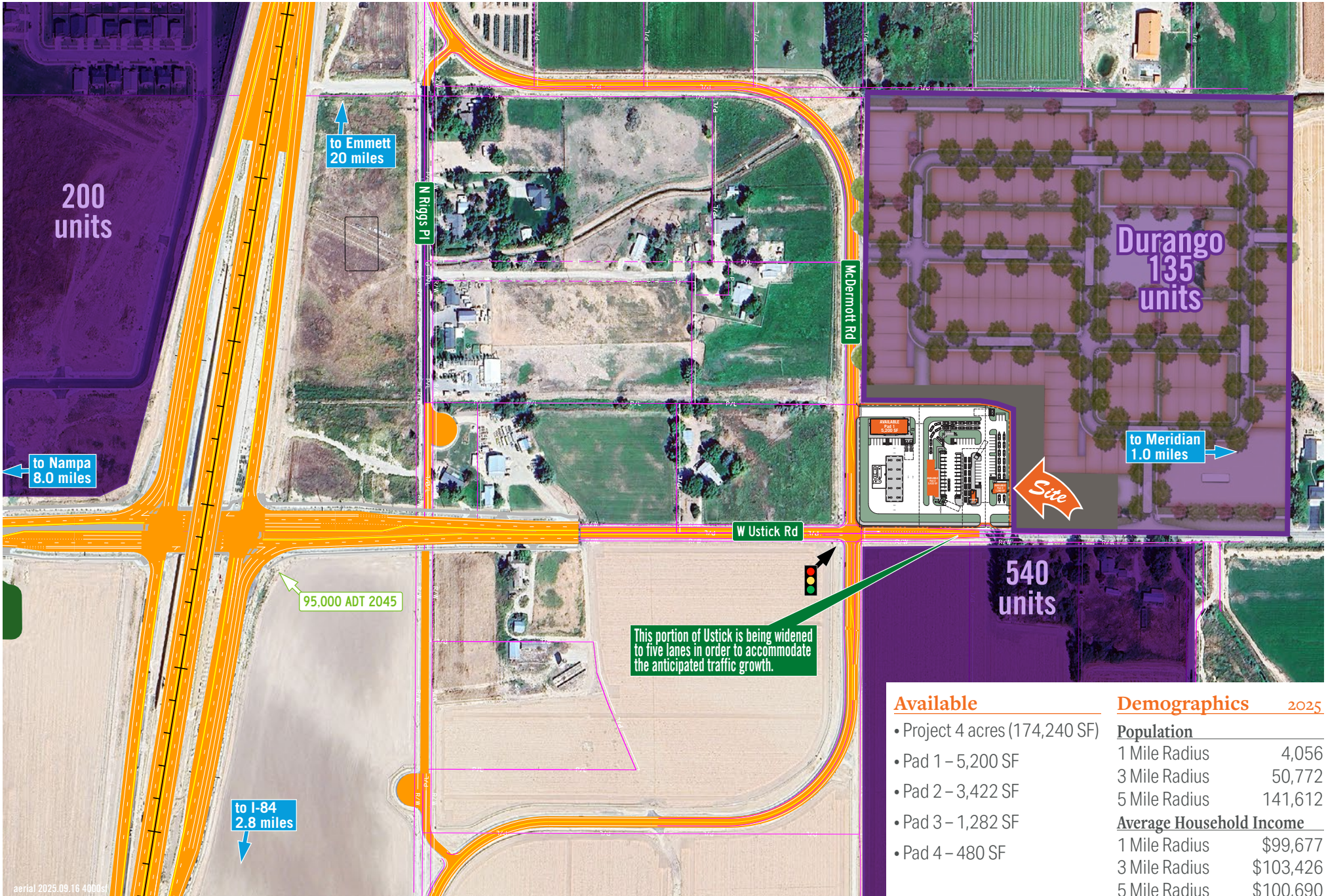


itdprojects.idaho.gov/pages/sh-16construction

Here is the website showing the Highway 16 plans. As you'll see, the nearest on/off ramp onto Highway 16 to the S is Franklin Rd, which is 2 miles S. The nearest on/off ramp onto highway 16 to the N is Chinden which is 2 miles N.

experience.arcgis.com/experience/b701a5a095124c448f3a41dd36e490d6

Here is the website showing the Ustick Rd widening plans from ACHD. As you'll see, Ustick is undergoing a significant amount of work with road widening from 2 lanes to 5 and intersections being re-worked in anticipation of the coming traffic. Once the map gets to Can Ada Rd it converts to Canyon County and then Caldwell and Nampa oversee the roadways so this map doesn't show the work planned west of that north/south road but the Ustick overhaul continues.



aerial 2025.09.16 4000sf

Available

- Project 4 acres (174,240 SF)
- Pad 1 – 5,200 SF
- Pad 2 – 3,422 SF
- Pad 3 – 1,282 SF
- Pad 4 – 480 SF

Demographics 2025

Population	
1 Mile Radius	4,056
3 Mile Radius	50,772
5 Mile Radius	141,612
Average Household Income	
1 Mile Radius	\$99,677
3 Mile Radius	\$103,426
5 Mile Radius	\$100,690