



**Property Description**

Presenting a remarkable opportunity to lease a substantial single-level commercial space with two impressive 6,156 square feet suites, this versatile property is perfect for a variety of business uses, from retail to office or service-oriented operations. The spaces come equipped with essential amenities providing a comfortable setting for both employees and customers. These commercial spaces are strategically located in a rapidly growing area of Meridian, making them an ideal choice for businesses looking to expand or establish themselves in a thriving market.

**Property Highlights**

- Corporate HQ or Owner-User – Ample parking and flexible layout suit a cohesive team environment.
- Multi-Tenant Leasing – Split into two mid-size office/trade units, allowing diversified rental income.

**Offering Summary**

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	2
Available SF:	6,156 SF
Lot Size:	1.43 Acres
Building Size:	12,312 SF

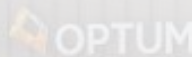
**Demographics**

	1 Mile	3 Miles	5 Miles
Total Households	2,193	17,203	41,215
Total Population	5,879	47,955	117,384
Average HH Income	\$58,297	\$71,821	\$79,391



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### Lease Information

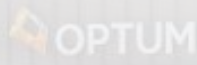
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,156 - 12,312 SF	Lease Rate:	\$13.00 SF/yr

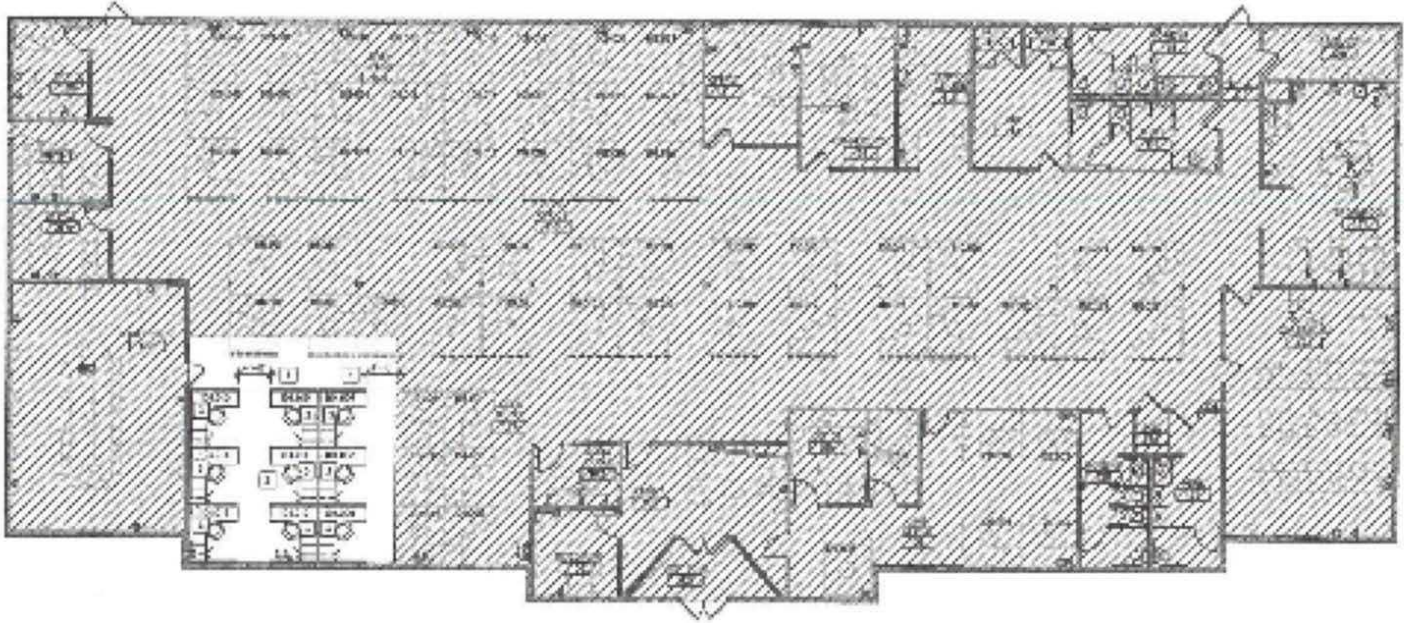
### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Side A	Available	6,156 SF	NNN	\$13.00 SF/yr	-
Side B	Available	6,156 SF	NNN	\$13.00 SF/yr	-



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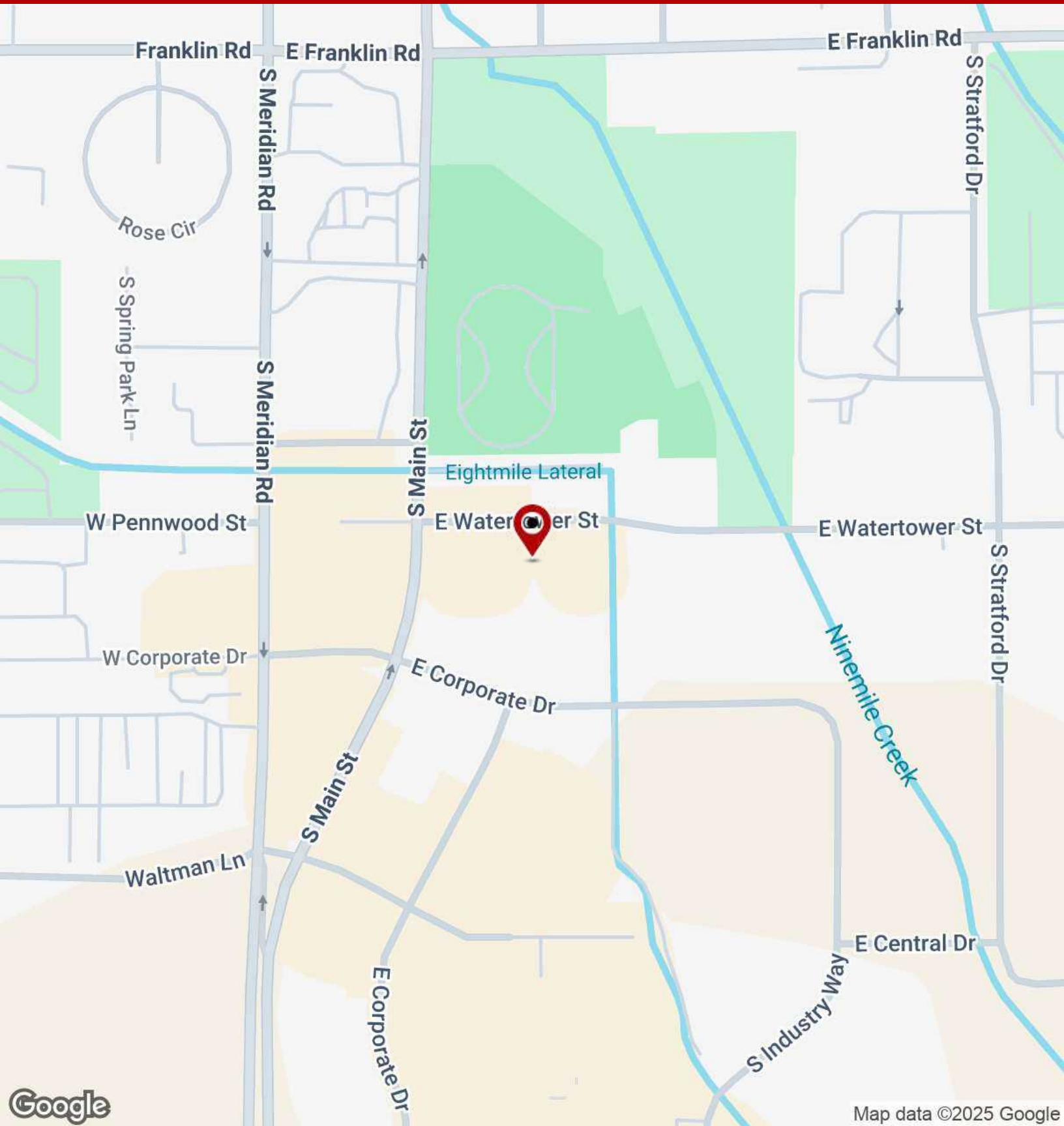




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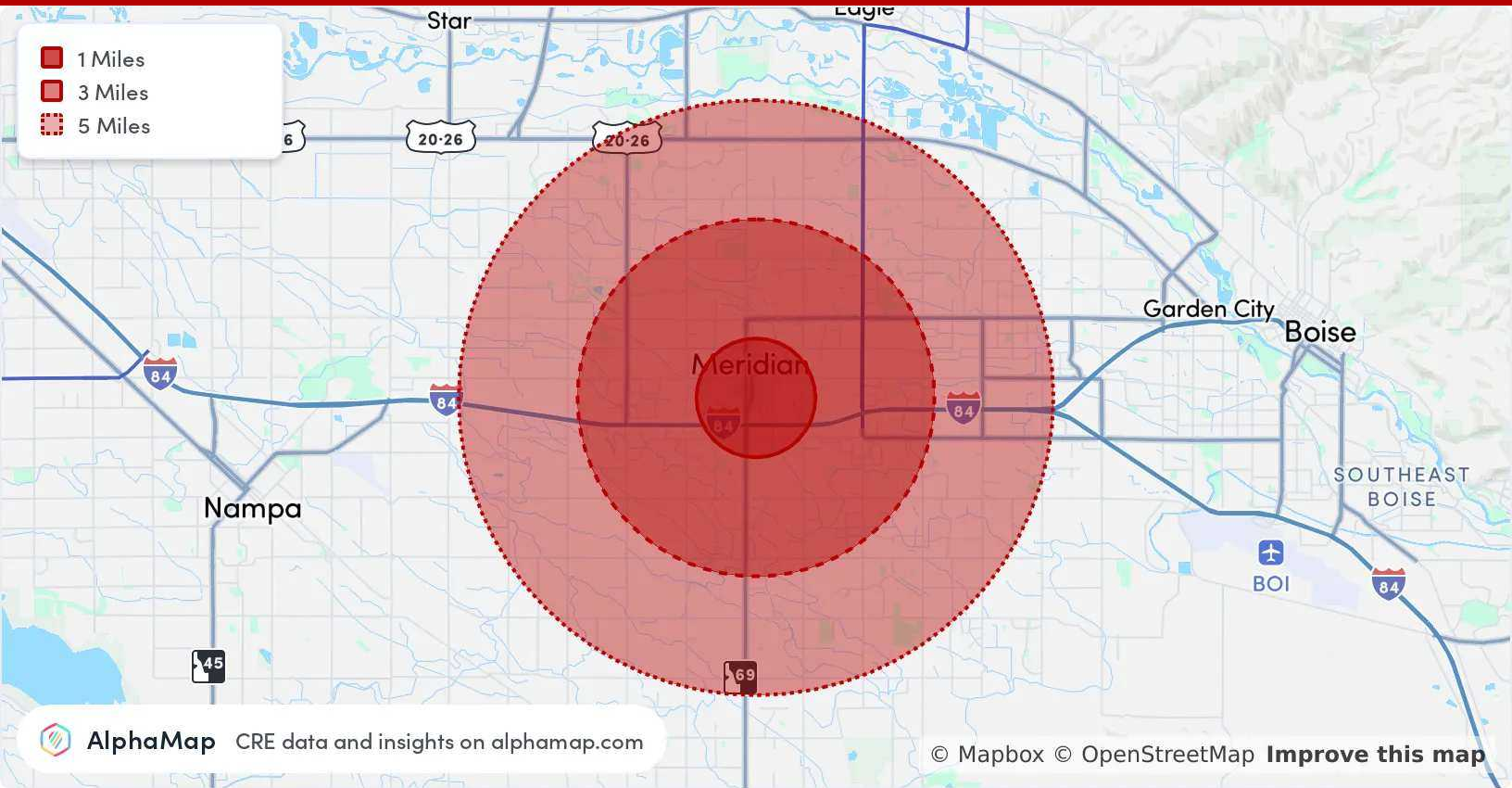
Map data ©2025 Google



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**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,880	85,278	205,613
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

**Household & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,668	31,392	73,452
Persons per HH	2.6	2.7	2.8
Average HH Income	\$95,081	\$116,105	\$123,917
Average House Value	\$515,725	\$541,646	\$568,994
Per Capita Income	\$36,569	\$43,001	\$44,256

Map and demographics data derived from AlphaMap



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