

1823 S. MERIDIAN ROAD
MERIDIAN, ID 83642



OVERLAND ROAD

MERIDIAN ROAD

LOT 5

LOT 3



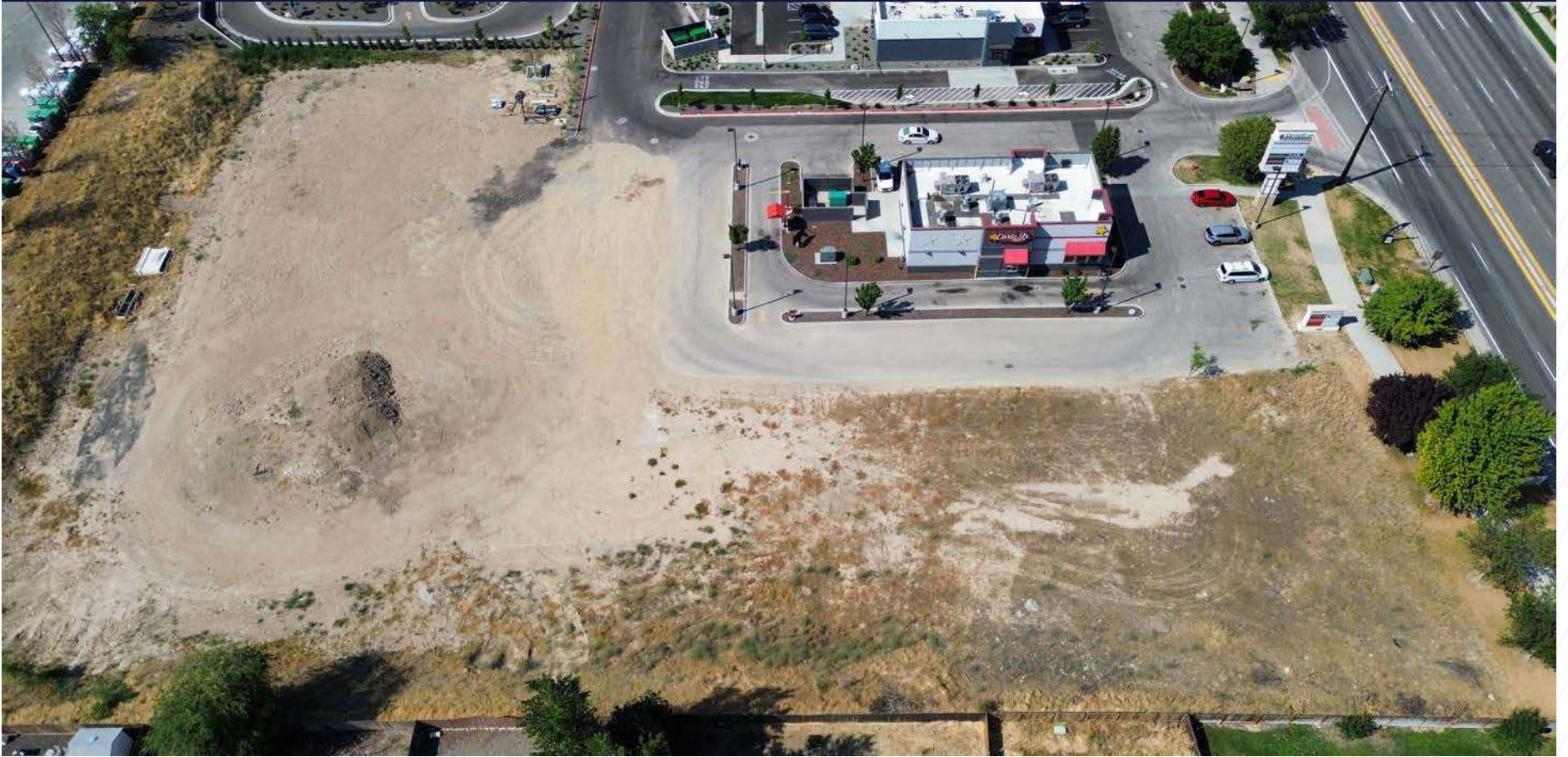
HIGHLIGHTS

- Ideal for hotels, restaurants, and retail establishments, this centrally located property offers convenient access to the interstate and a variety of nearby dining options
- Pad-ready with established cross-access
- General-Commercial zoning allows for a wide range of other uses
- Just off the Southwest Corner of Overland & Meridian Road
- Excellent Frontage

PROPERTY FEATURES

| | |
|----------------|--|
| Price: | LOT 5 - \$980,000 (\$30.00/SF) LOT 3 - \$1,191,798 (\$18.00/SF) |
| Lot Size: | LOT 5 - 0.75 acres (32,670 SF) LOT 3 - 1.52 acres (66,211 SF) |
| Zoning: | C-G Commercial |
| Parcel Number: | R5652350065 & R5652350075 |
| Utilities: | All available to site |
| Location: | SWC of Overland & Meridian Rd. |

UNOBSTRUCTED VISIBILITY



1823 S. MERIDIAN ROAD





PRIME LOCATION WITH SURROUNDING AMENITIES

MAVERIK

 Domino's Pizza

usbank.

 Payless Little Caesars

The UPS Store
Jacksons

What's on your list today? So do find it at

Fred Meyer

Meridian Middle School

AutoZone

SUBWAY

Fairview Pavilion

Meridian Crossroads

SCENTSY

The Flower Place

 SLICE

 CORONAL VILLAGE

 KAIKOOTZ STEAK & ALL THINGS

 big Star COFFEE

 Epi's

 JACKSONS

 COMMON

 UNBOUND

 BOYS & GIRLS CLUBS OF IDAHO

 HARBEST

 WELLS FARGO

 new ventures

 PREFERONK

 COMPASS

 Idaho Youth Ranch

 NAPA

RC Willey

STARBUCKS

 TANIGAWA

 Dairy Queen

 TACO BELLS

 WELLS FARGO

 connect

 clarity

Portico At Meridian Center

84

EXIT 44

84

EXIT 46

SITE

Meridian Road

Overland Road

Proposed WinCo



1823 S. MERIDIAN ROAD

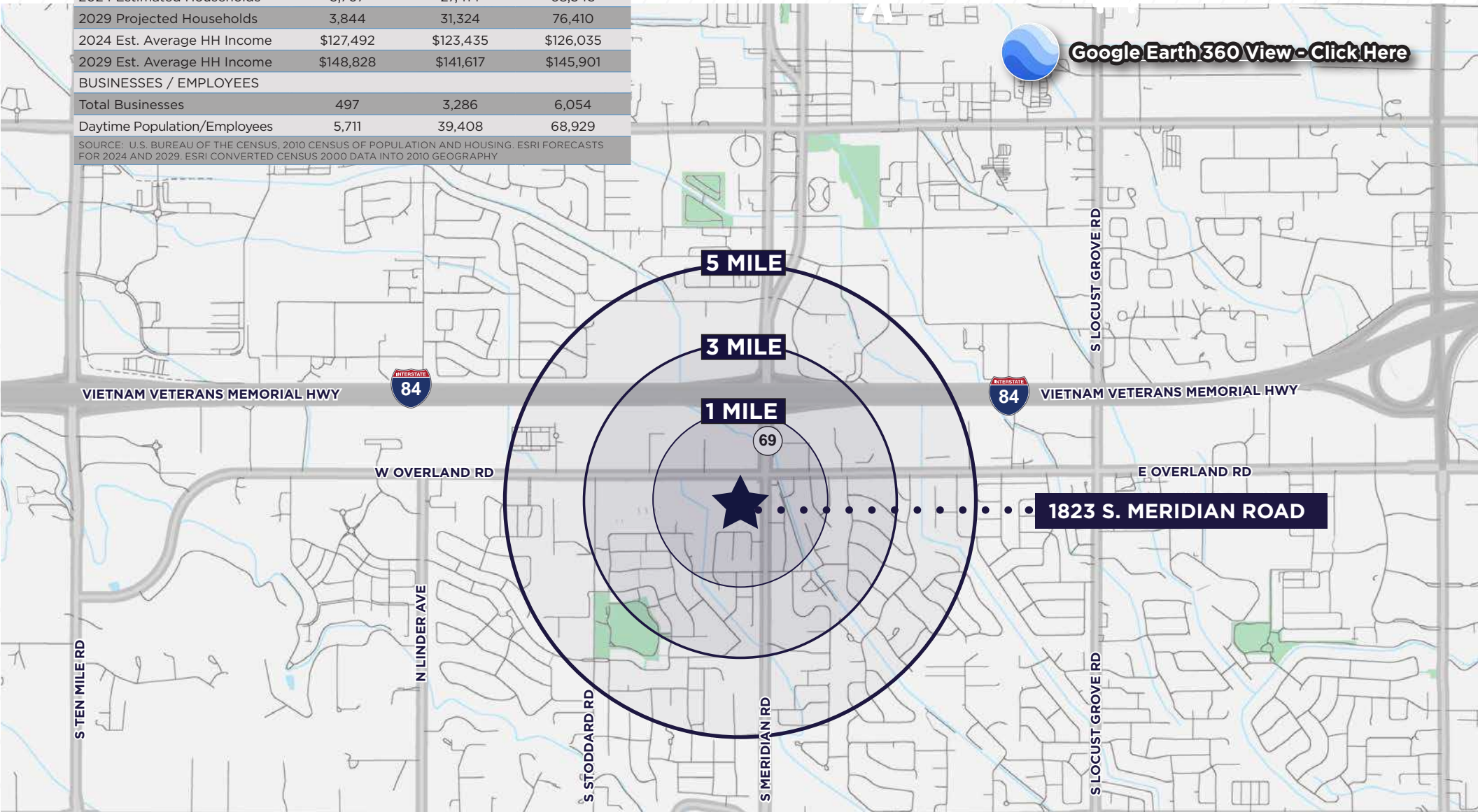
MERIDIAN, ID 83642

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2024 Estimated Population | 10,038 | 72,992 | 192,139 |
| 2029 Projected Population | 10,305 | 82,034 | 211,541 |
| HOUSEHOLDS | | | |
| 2024 Estimated Households | 3,707 | 27,414 | 68,543 |
| 2029 Projected Households | 3,844 | 31,324 | 76,410 |
| 2024 Est. Average HH Income | \$127,492 | \$123,435 | \$126,035 |
| 2029 Est. Average HH Income | \$148,828 | \$141,617 | \$145,901 |
| BUSINESSES / EMPLOYEES | | | |
| Total Businesses | 497 | 3,286 | 6,054 |
| Daytime Population/Employees | 5,711 | 39,408 | 68,929 |

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2024 AND 2029. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



[Google Earth 360 View - Click Here](#)



5 MILE

3 MILE

1 MILE

69

1823 S. MERIDIAN ROAD



S TEN MILE RD

N LINDER AVE

S STODDARD RD

S MERIDIAN RD

S LOCUST GROVE RD

S LOCUST GROVE RD

W OVERLAND RD

E OVERLAND RD

VIETNAM VETERANS MEMORIAL HWY

VIETNAM VETERANS MEMORIAL HWY

YOU'RE NEVER FAR AWAY FROM THE REST OF THE WORLD

Meridian 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

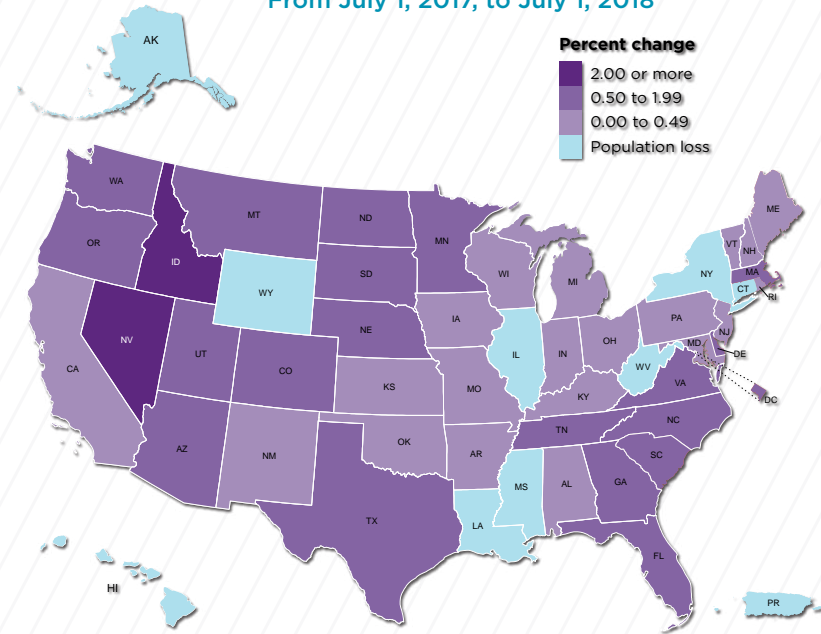
With more than 16 million square feet of commercial real estate, Meridian offers spaces to suit any business operation. Class A office and medical buildings, manufacturing facilities and industrial parks, bustling retail centers, and land ready for development make up Meridian's robust business community.



CLICK HERE TO DOWNLOAD THE COMPLETE CITY OF MERIDIAN OVERVIEW:
<https://meridiancity.org/business/economic-development/>

IDAHO IS ONE OF THE NATION'S FASTEST GROWING STATES

Population Change for States (and Puerto Rico)
 From July 1, 2017, to July 1, 2018



United States™
Census
 Bureau

U.S. Department of Commerce
 Economics and Statistics Administration

U.S. CENSUS BUREAU SOURCE: VINTAGE 2018 POPULATION ESTIMATES
census.gov WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML



CITY INFORMATION



**CUSHMAN &
WAKEFIELD**

CONTACT AGENT:

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

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