



SALE OR LEASE  
RARE OWNER | USER RESTAURANT OPPORTUNITY

# EAGLE & PINE

3272 E PINE AVE | MERIDIAN, IDAHO 83642



SALE PRICE: **\$3,995,000** | LEASE RATE: **CONTACT AGENT**



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PETER OLIVER SIOR, CCIM | 208.947.0816





## PROPERTY HIGHLIGHTS

- Second-generation restaurant with open kitchen layout.
- Located in the heart of Meridian's retail corridor, offering strong potential for redevelopment or repositioning opportunities.
- Prominent exposure with two pylon signs and three monument signs that provide exceptional visibility to high-traffic volumes.
- Surrounded by thriving national and local tenants within one of Meridian's most active retail hubs.
- Expansive 1.45-acre site featuring extensive parking capacity and excellent north and south access.
- One of Idaho's most heavily traveled intersections at Eagle Rd and Fairview Ave, located in Meridian's fast-growing retail corridor.

## PROPERTY SUMMARY

SALE PRICE:	\$3,995,000
LEASE RATE:	CONTACT AGENT
LOT SIZE:	1.45 Acres
BUILDING SIZE:	6,456 SF
PARKING:	AMPLE
SIGNAGE:	2 PYLON   3 MONUMENT
ZONING:	C-G
YEAR BUILT:	2005
LEASE TYPE:	NNN



# EAGLE & PINE

HIGH VISIBILITY SIGNAGE | EASY INGRESS AND EGRESS





# EAGLE & PINE

LOCAL AERIAL AT EAGLE & PINE CROSSING



FAIRVIEW AVE AND EAGLE RD FORM ONE OF THE  
**BUSIEST INTERSECTIONS IN IDAHO!**





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**EAGLE & PINE**

**EXTERIOR PHOTOS**





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**EAGLE & PINE**

INTERIOR PHOTOS





SALE OR LEASE  
**EAGLE & PINE**  
EAGLE ROAD AERIAL



1 MILE RADIUS



POPULATION  
**5,416**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**503**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$122,754**  
1 MI. RADIUS

3 MILE RADIUS



POPULATION  
**103,873**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**4,495**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$121,202**  
3 MI. RADIUS

5 MILE RADIUS



POPULATION  
**249,609**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**11,096**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$128,284**  
5 MI. RADIUS