

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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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

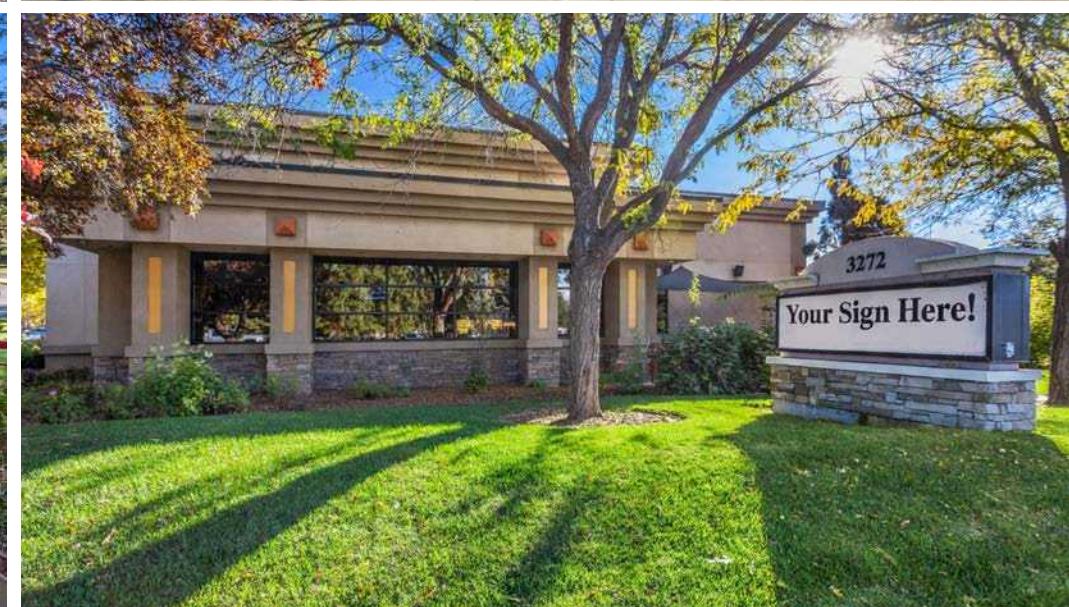


FAIRVIEW AVE AND EAGLE RD FORM ONE OF THE
BUSIEST INTERSECTIONS IN IDAHO!



SALE OR LEASE
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EXTERIOR PHOTOS



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