

RETAIL PARCEL FOR SALE

USTICK MARKETPLACE

3590 N. EAGLE ROAD • MERIDIAN, IDAHO 83646



AVAILABLE SPACE:		
PARCEL	SIZE:	PRICE/SF:
7	2.598 AC	\$4.10

KEY TENANTS:
 Anchored by Lowe's, Key Bank, Sizzler, O'Reily's, Costa Vida, Einstein's Oilery, Famous Daves.

LISTING COMMENTS:
 Located at the Treasure Valley's hottest retail intersection with direct access off Eagle Road.

Meridian is Idaho's fastest growing city, and is centered in the heart of the Boise Metropolitan Area.

Surrounding retailers include Lowe's, Kohl's, Hobby Lobby, Dick's Sporting Goods, Walgreens, Bank of the Cascades, Les Schwab, Fast Eddy's and Rosauers.

Cell tower located on the property behind Dunkley's (not included).

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A Development By:



DEMOGRAPHICS:			
2016	1 Mi.	3 Mi.	5 Mi.
Population:	11,129	93,702	217,084
Avg HH Income:	\$97,167	\$80,878	\$79,448
Employees:	4,395	39,532	99,954



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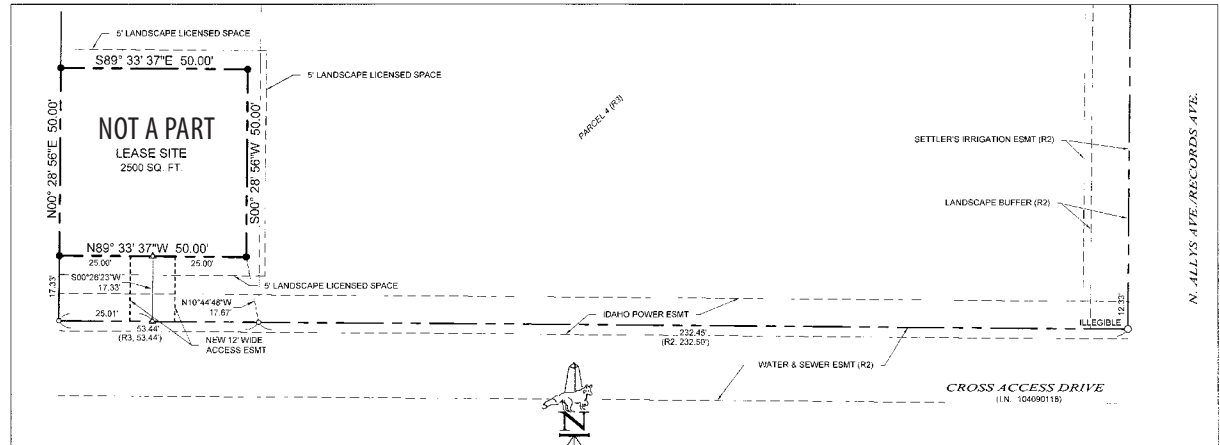


This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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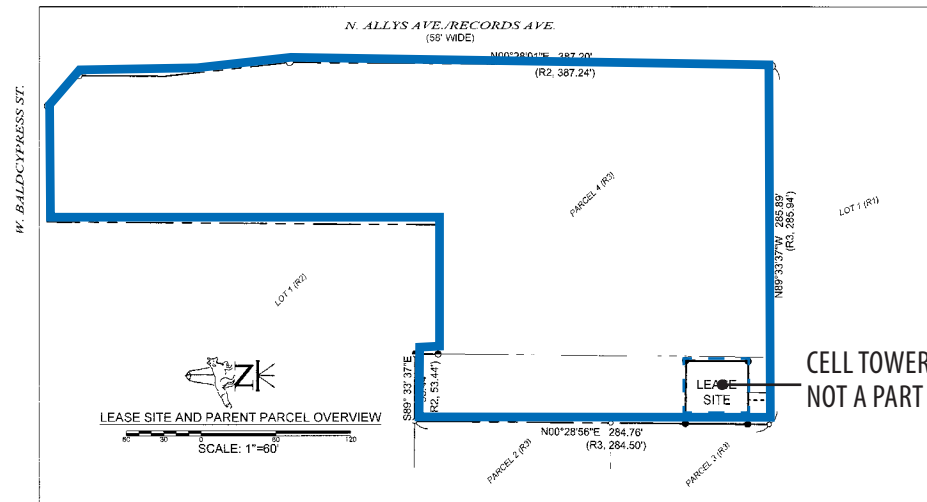
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LEASE SITE DETAIL
 SCALE: 1"=20'

- SURVEYOR NOTES**
1. THIS SURVEY IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THE TRACT AND PARCEL BOUNDARIES SHOWN HEREON ARE FOR CONTEXT. LINES AND MONUMENTS SHOWN WITHOUT DIMENSIONS ARE NOT CERTIFIED.
 2. THE LEASE SITE AND ACCESS / UTILITY EASEMENT SHOWN HEREON ARE GOVERNED BY SEPARATE DOCUMENTS. THIS SURVEY DOES NOT CREATE ANY EASEMENT OR CONSTITUTE AN AGREEMENT TO LEASE.
 3. FOX LAND SURVEYS, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
 4. THIS SURVEY IS BEING RECORDED TO REMOVE AN EASEMENT SHOWN ON ROS 10655 THAT WAS NOT CREATED NOR GRANTED.



LEASE SITE AND PARENT PARCEL OVERVIEW
 SCALE: 1"=60'

CELL TOWER NOT A PART

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