

LAND AND NET LEASED INVESTMENT USTICK MARKETPLACE

3590 N. EAGLE ROAD • MERIDIAN, IDAHO 83646



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

SALE TERMS:	
Land:	\$464,000 / \$4.10 per SF
Net Leased Investment:	\$300,000
CAP Rate:	5%

NET LEASE SUMMARY:	
Tenant:	Verizon Wireless, LLC
Lease Type:	Absolute NNN
Lease Expiration:	7/31/2031
Lease Escalations:	10% every 5 years

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

LISTING COMMENTS:
Verizon cell tower located on 2,500 SF behind Dunkley's.

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.

CONTACT:

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A Development By:



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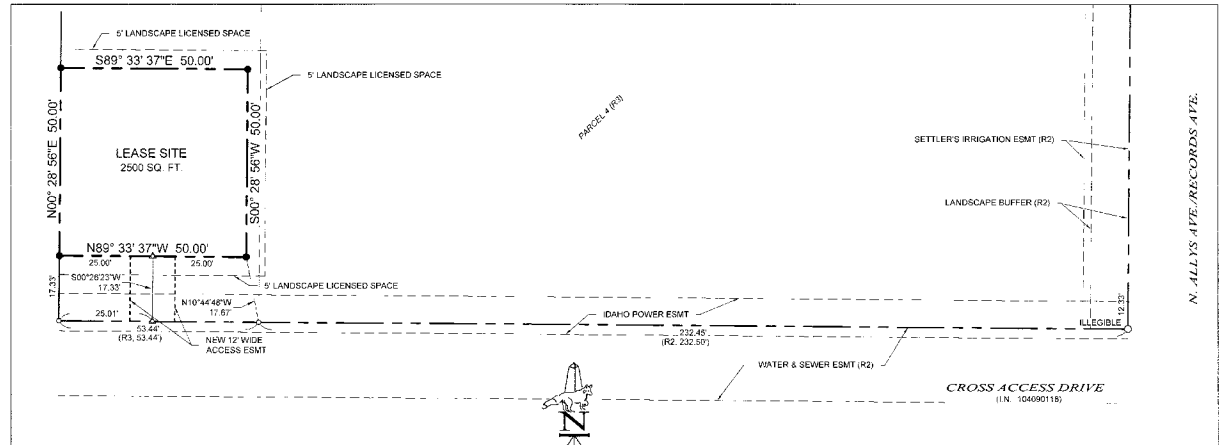
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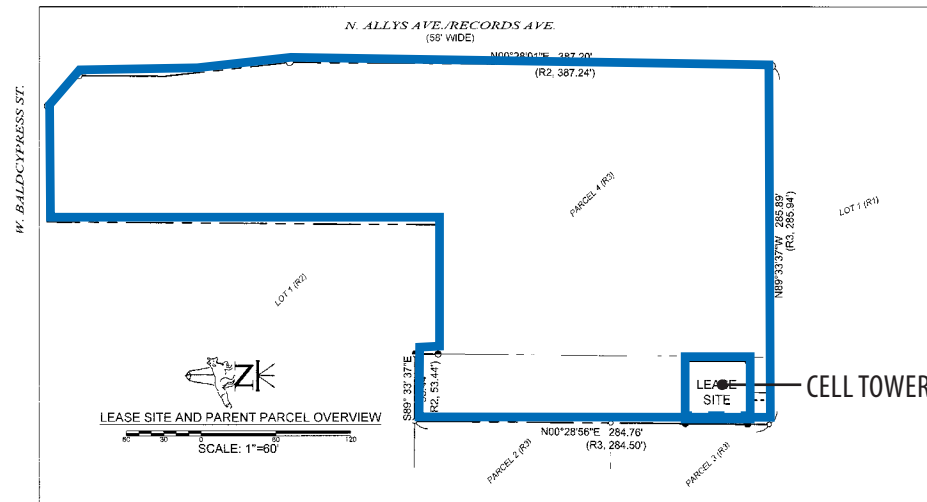


CELL TOWER



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'

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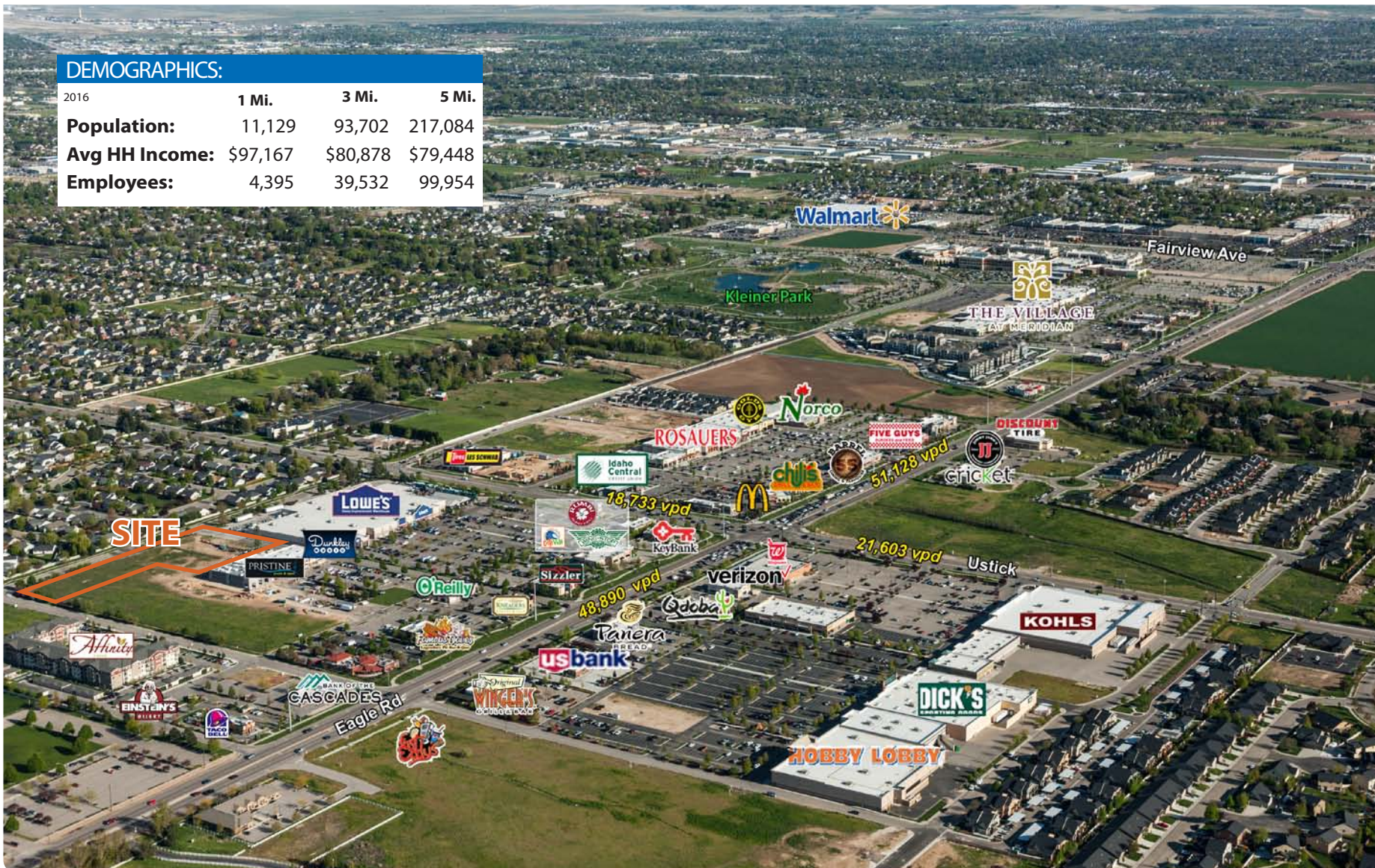
Experience Results.

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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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