

For Lease

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320 South Ten Mile Meridian, ID

Highlights:

- Prime Ten Mile Road frontage location
- Join Dutch Bros Coffee which will drive users to your business
- Located in the fastest growing sub-markets in Idaho
- Geographic center of the the Boise valley
- Half mile north of I-84
- Located at one of the main entrances for Scheels, the Lofts at Ten Mile, The Flats at TenMile, and Altair Apartments
- High traffic counts with 67,000 cars per day
- Zoning: C-G (General Retail and Service Commercial)
- *Vanilla shell improvements have been completed.*

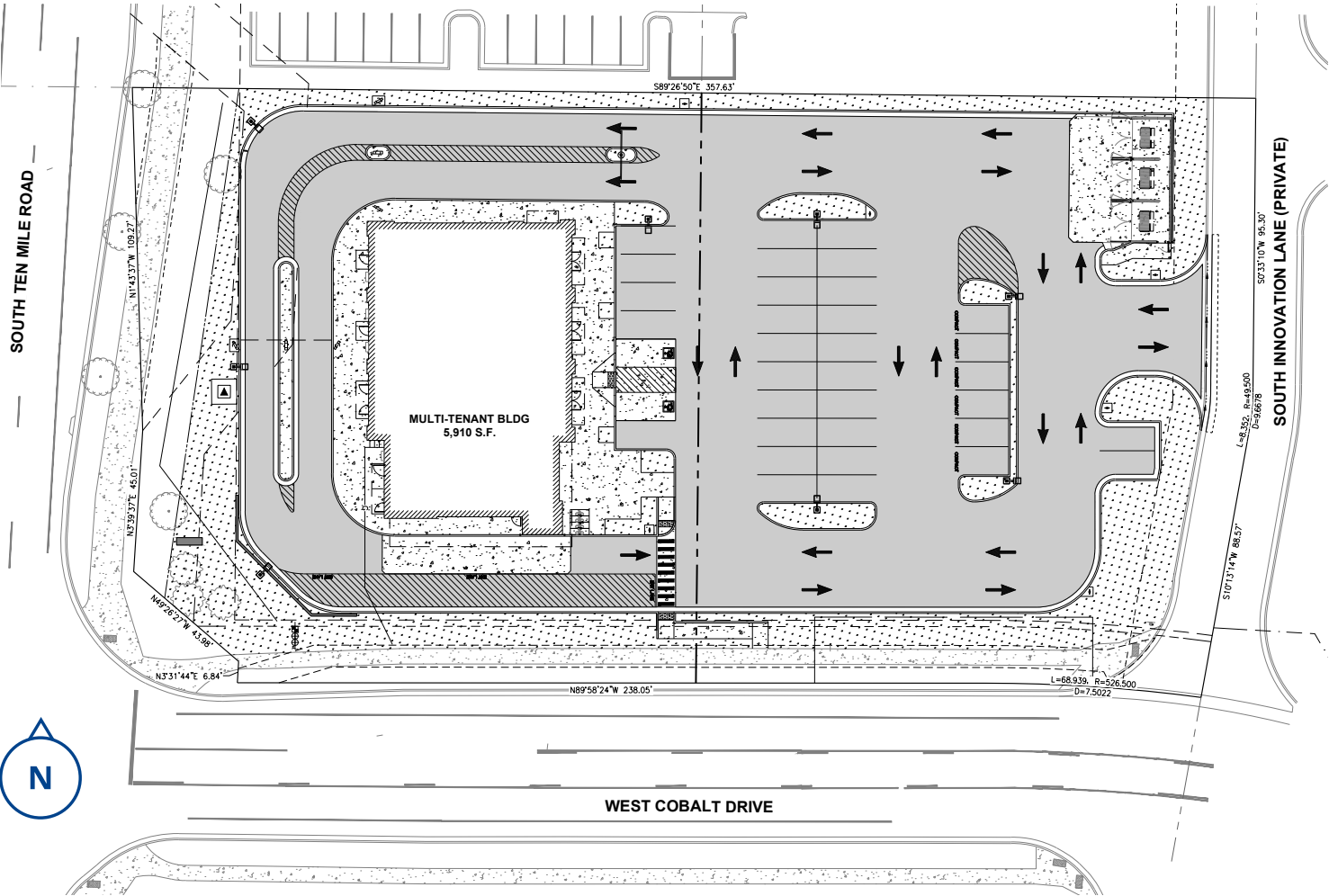
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Property Information

Property Type	Retail Strip
Building Size	5,828 SF
Land Size	1.504 Acres
Parking	35 Stalls (6 per 1,000 SF)
Lease Type	NNN



Site Plan

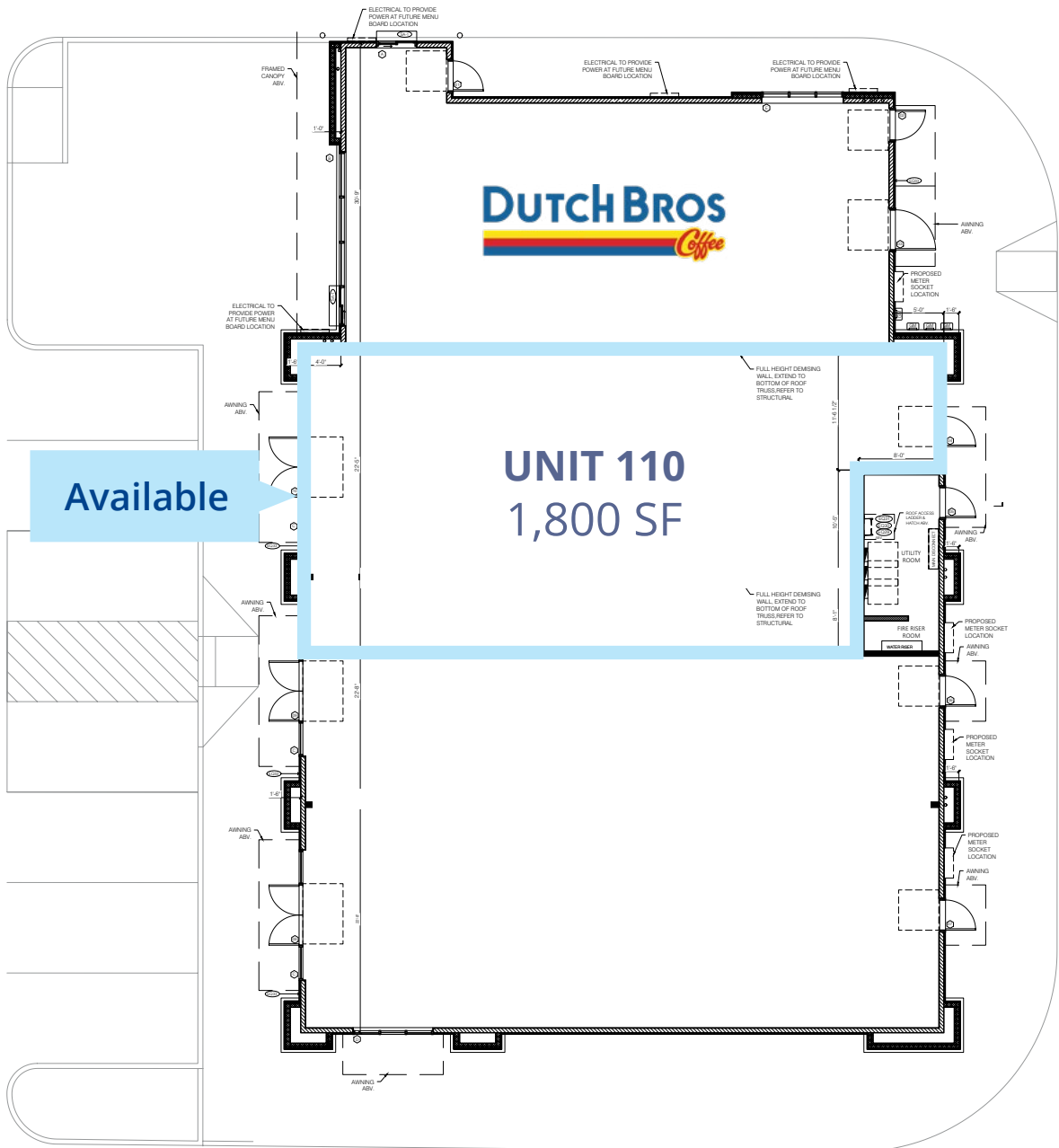


Floor Plan

Space Available

Unit	Size	Rate
110	1,800 SF	\$44 PSF NNN

Estimated NNN Expenses: **\$8.71/SF**



*Not to scale

Location



Google Map



Street View



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Demos	1 Miles	3 Miles	5 Miles
Population	8,223	63,132	167,345
Households	3,384	23,903	61,672
Avg. Income	\$114,890	\$124,807	\$148,977

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