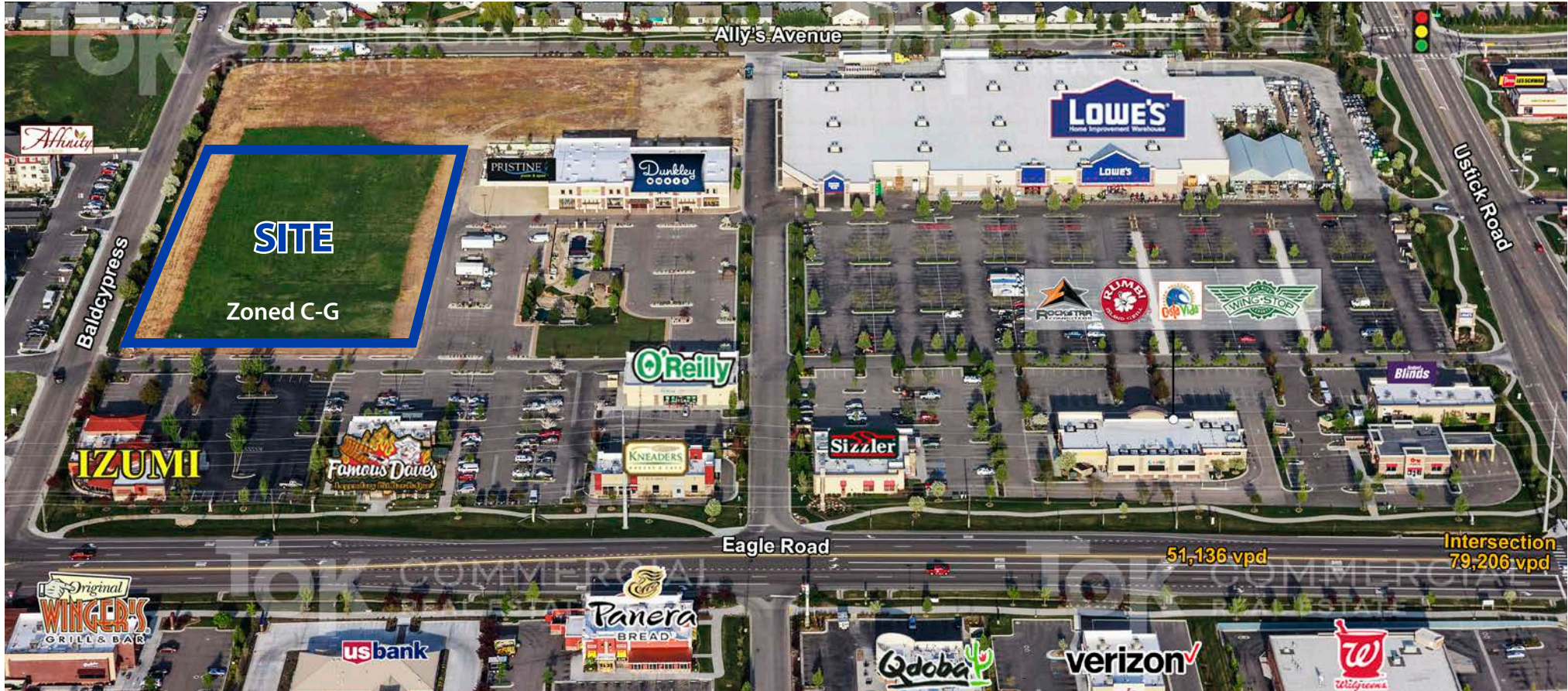


RETAIL LOT FOR SALE
USTICK MARKETPLACE LOT

3410 & 3540 N. EAGLE ROAD MERIDIAN, ID 83646



AVAILABLE SPACE:

SIZE:	PRICE:
3.67 Total Acres	\$1,600,000
Possible Lot Split	(\$10.00/SF)

LISTING COMMENTS:

Centered in the heart of the Boise Metropolitan Area with Eagle-I84 Interchange 3 miles away.

Surrounding retailers include Lowe's, Kohl's, Hobby Lobby, Dick's Sporting Goods, Walgreens, Les Schwab, Qdoba and Panera Bread.

Possible Owner carry or Joint Venture.

CONTACT:

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www.icbre.com



RETAIL LOT FOR SALE
USTICK MARKETPLACE LOT

3410 & 3540 N. EAGLE ROAD MERIDIAN, ID 83646

DEMOGRAPHICS:

2019	1 Mi.	3 Mi.	5 Mi.
Population:	12,044	98,477	240,114
Avg HH Income:	\$99,238	\$86,313	\$86,226
Employees:	4,894	38,663	103,469
Median Age:	34.1	35.1	36.4



AVAILABLE
3.67 Total Acres
(Possible Lot Split)

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