

# GATEWAY MARKETPLACE

SEC OF EAGLE & USTICK | MERIDIAN, ID

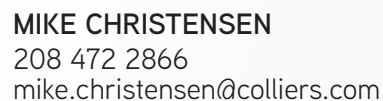


Traffic Count: 51,000 vpd on Eagle Road

Space Available	Size	Rate
Suite D (Building A)	±1,604 SF	\$28.00. PSF NNN
Suite 106 (Building B)	±1,357 SF	\$22.00 PSF NNN
Pad Site	±0.76 Acres	Contact Agent
Drive-Thru Site, BTS or Sale		

## HIGHLIGHTS

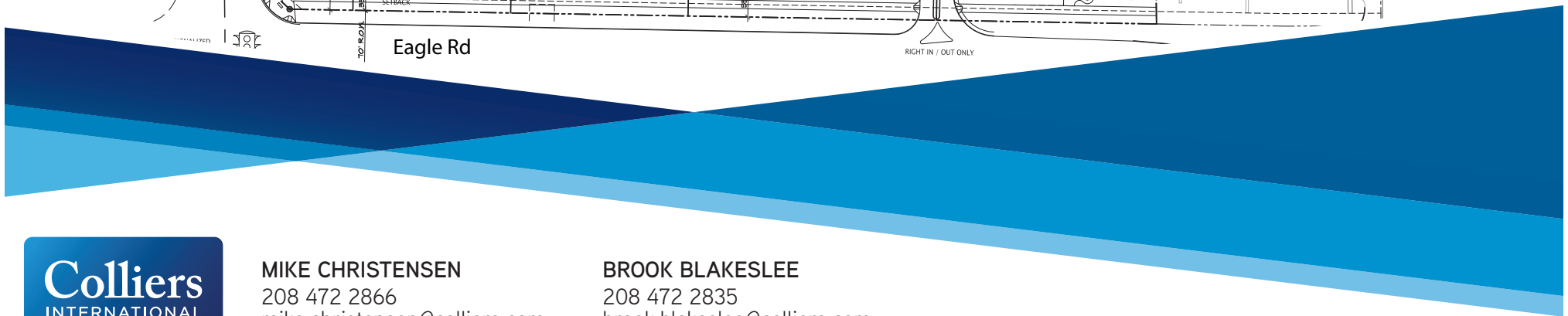
- » Surrounded by new growth and development
- » Shadow-anchored by Walgreens, Kohl's, Dick's, Wingstop, Kneaders, and Panera Bread
- » Tenants include Gold's Gym, Norco, McDonalds, Idaho Central Credit Union, Chili's, Orange Theory Fitness, Togo's, Five Guys, and Firehouse Subs
- » Drive-Thru Available
- » Fantastic location in the heart of the booming West Boise and surrounded by a strong and growing residential area
- » High visibility and accessibility off of Eagle Road
- » Pad site available with potential drive-thru, BTS or sale



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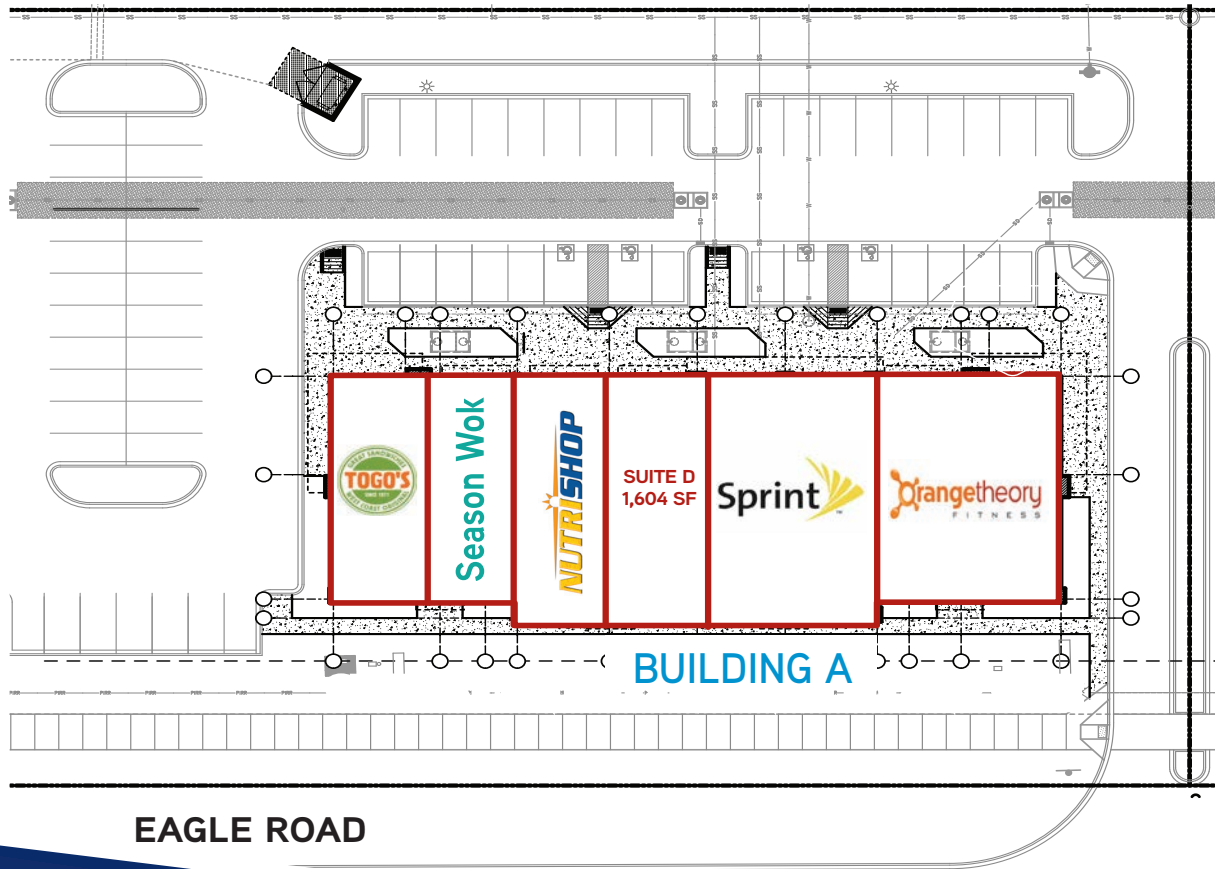
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**FOR  
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