

**FOR
LEASE**

2976 E OVERLAND ROAD

EAGLE RD & OVERLAND RD | MERIDIAN, ID



PROPERTY INFORMATION

Property Type:	Retail
Building Size:	6,380 SF
Land Size:	0.584 Acres
Parking:	Ample
Lockbox:	Call agent for combo

SPACE AVAILABLE

Suite	Size	Dimensions	Rate
120	±1,276 SF	22' x 58'	\$19.00 PSF NNN
130	±1,276 SF	22' x 58'	\$19.00 PSF NNN
140	±1,276 SF	22' x 58'	\$21.00 PSF NNN

HIGHLIGHTS

- » Great location near Overland and Eagle Rd with easy access to I-84
- » Suites provided with vanilla shell and ADA bathroom
- » Can combine suites for larger layout up to ±5,104 SF
- » Additional Tenant Improvements negotiable

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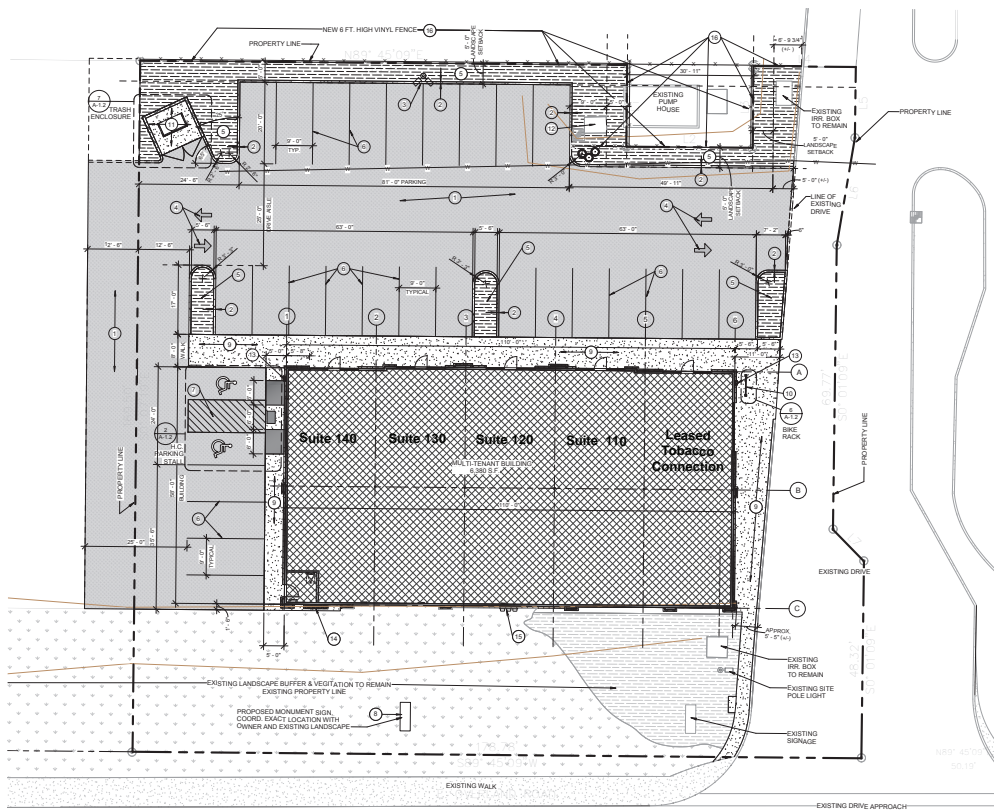
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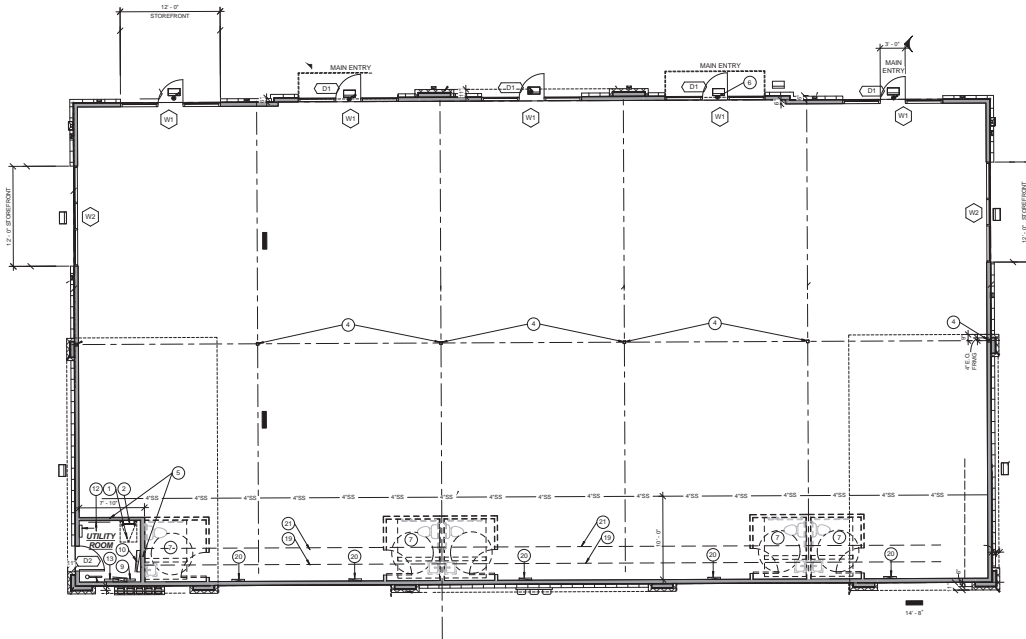
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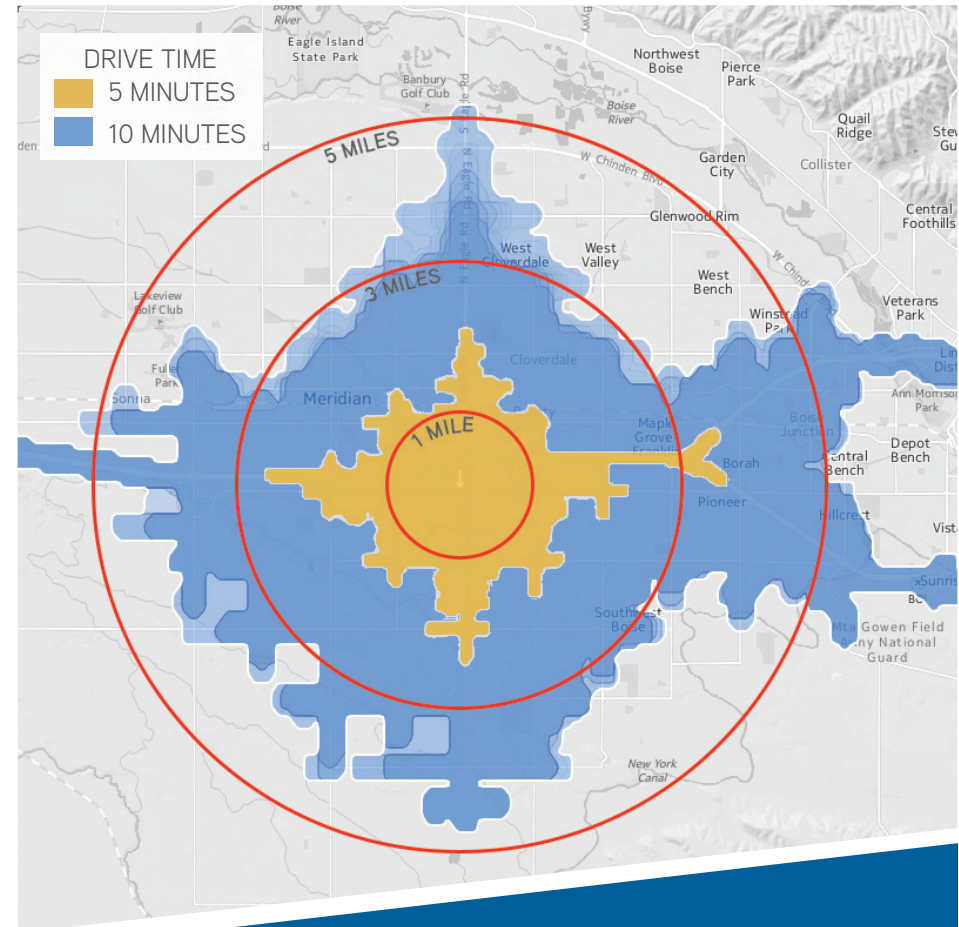
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Demographics	1 Mile	3 Miles	5 Miles
2016 Estimated Population	5,927	69,994	202,052
2016 Est. Average HH Income	\$95,542	\$80,356	\$77,498
2016 Est. Median Home Value	\$235,515	\$206,690	\$200,097



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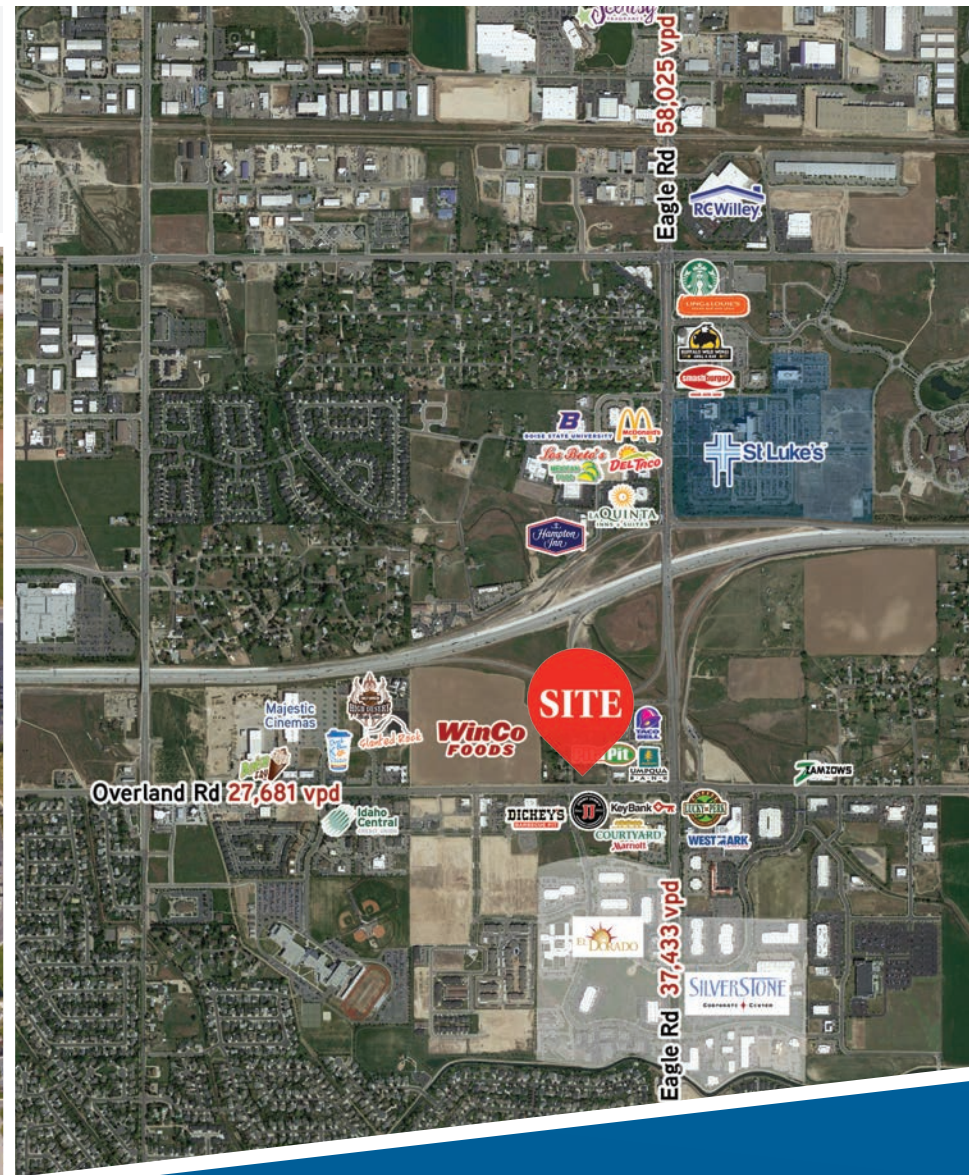
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