

**FOR SALE
OR LEASE**

3131 E LANARK STREET
MERIDIAN, ID 83642



PROPERTY INFORMATION

Property Type:	Retail
Year Built:	1979 — 2006 complete remodel
Building Size:	12,557 sf
Land Size:	0.787 Acres
Zoning:	C-G
Parking:	39 Spaces — 2 ADA spaces
Price:	\$1,990,000 \$159 PSF
Available Space:	9,072 sf
Lease Rate:	\$12.50 PSF NNN

HIGHLIGHTS

- » Excellent Eagle Road location in Meridian, ID
- » Traffic Count: Eagle Road - 54,328 vpd
- » ±9,072 sf Available for retail user
- » 3,011 sf leased

Demographics	1 Mile	3 Miles	5 Miles
Population	3,611	86,042	205,203
Household	1,318	31,684	71,066
Income	\$78,537	\$75,825	\$77,029

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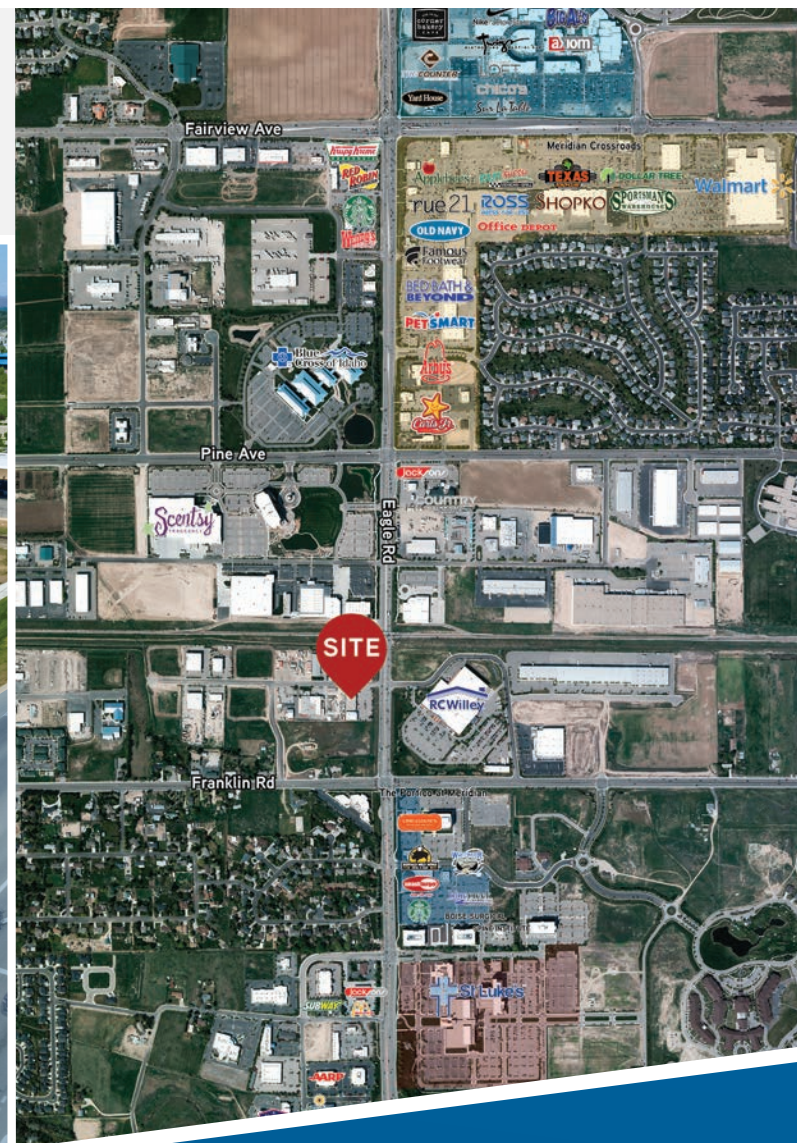
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