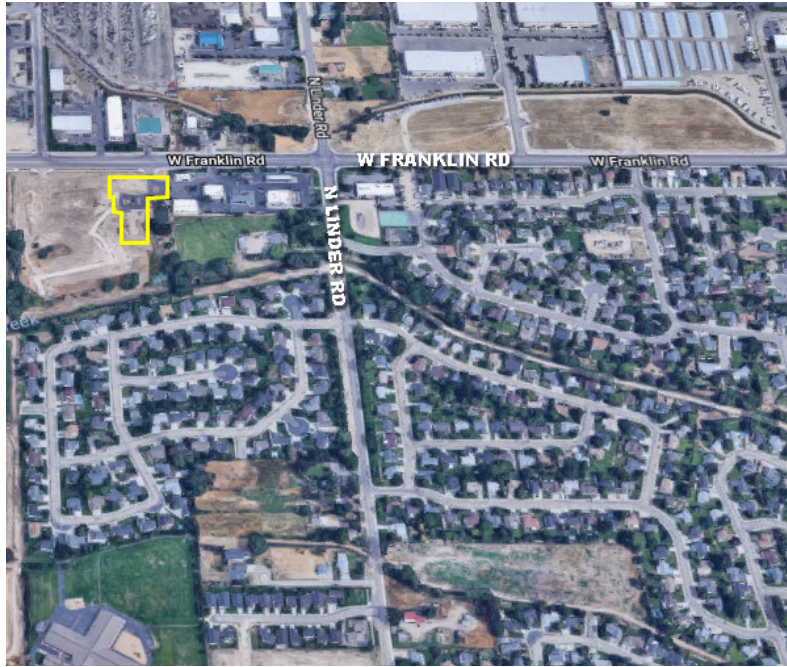




COMMERCIAL LOTS FOR SALE

1821 W FRANKLIN RD, MERIDIAN, ID 83642

RETAIL/COMMERCIAL LAND
FOR SALE

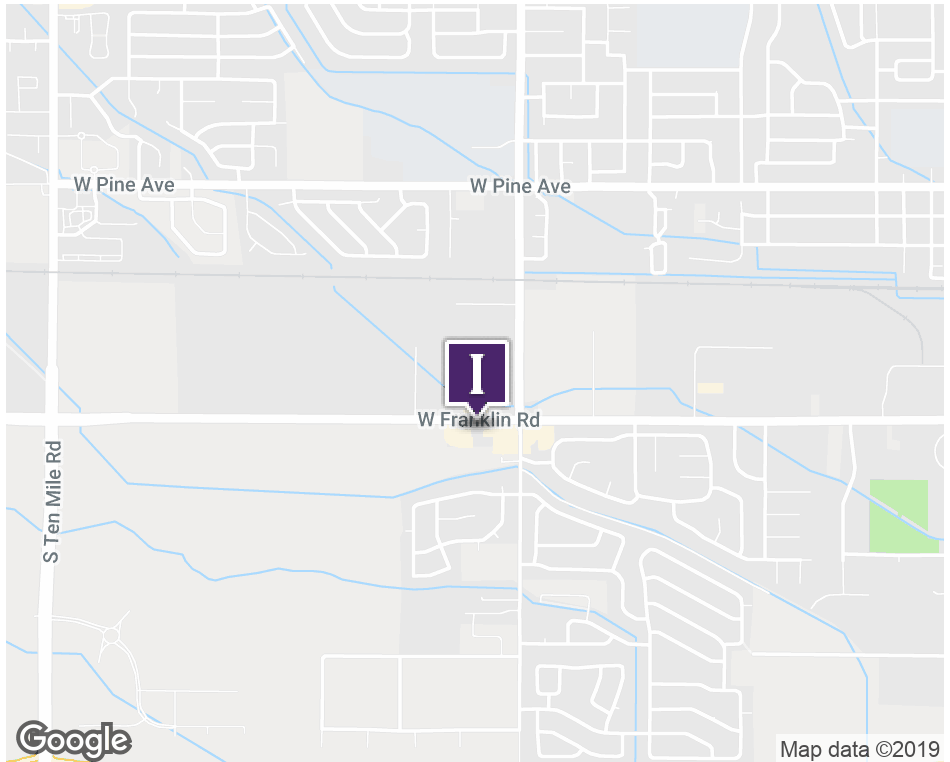


PROPERTY HIGHLIGHTS

- Within the path of growth
- Close proximity to the new Ten Mile exit of I-84
- Some Common area Improvements already in (sidewalk, curb, gutter, etc.)
- Approximately 11,471 vpd on Franklin
- Utilities to site
- Cross parking and cross access agreements are in place with the adjacent property to the east

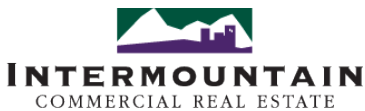
LOT SALES INFORMATION:

Lot 1:	7,492 SF \$15/SF = \$112,380
Lot 2:	21,562 SF \$14/SF = \$323,430
Lots 3 & 4:	28,183 SF \$10/SF = \$281,820
Total Size:	1.31 Acres (57,064 SF)
Zoning:	(C-C) Community Business District



Google

Map data ©2019



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

Gary Buentgen, SIOR, CCIM
gary@icrellc.com
o / 208.286.2264
c / 208.724.2222

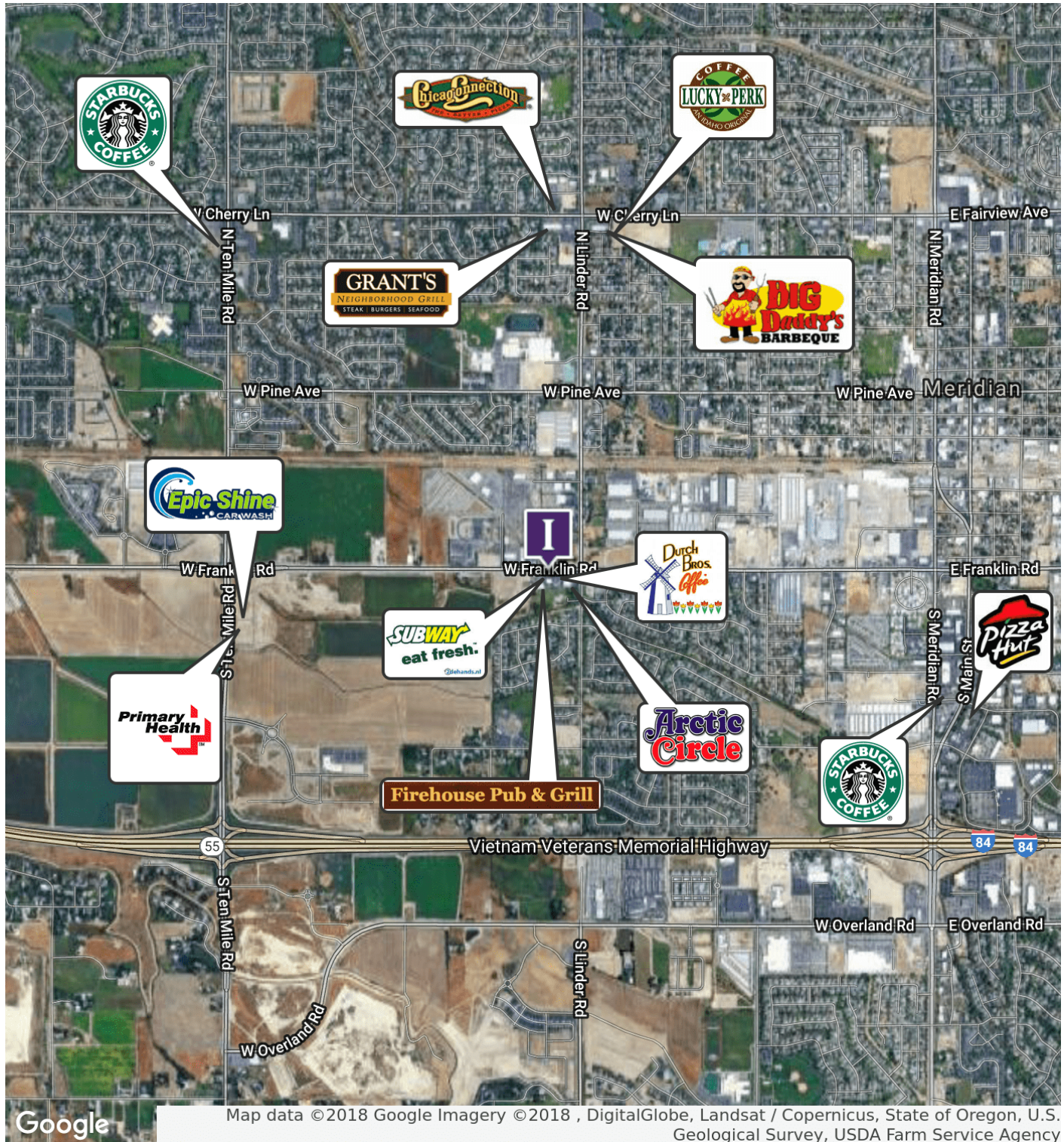
LISTING AGENTS:

Darin Burrell
darin@icrellc.com
o / 208.286.2260
c / 208.860.0332

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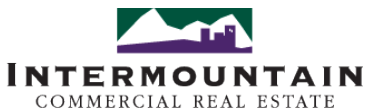
RETAILER MAP



RETAIL/COMMERCIAL LAND

Google

Map data ©2018 Google Imagery ©2018, DigitalGlobe, Landsat / Copernicus, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency



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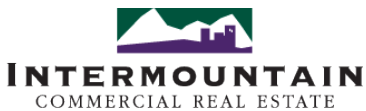
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ADDITIONAL PHOTOS



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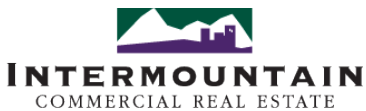
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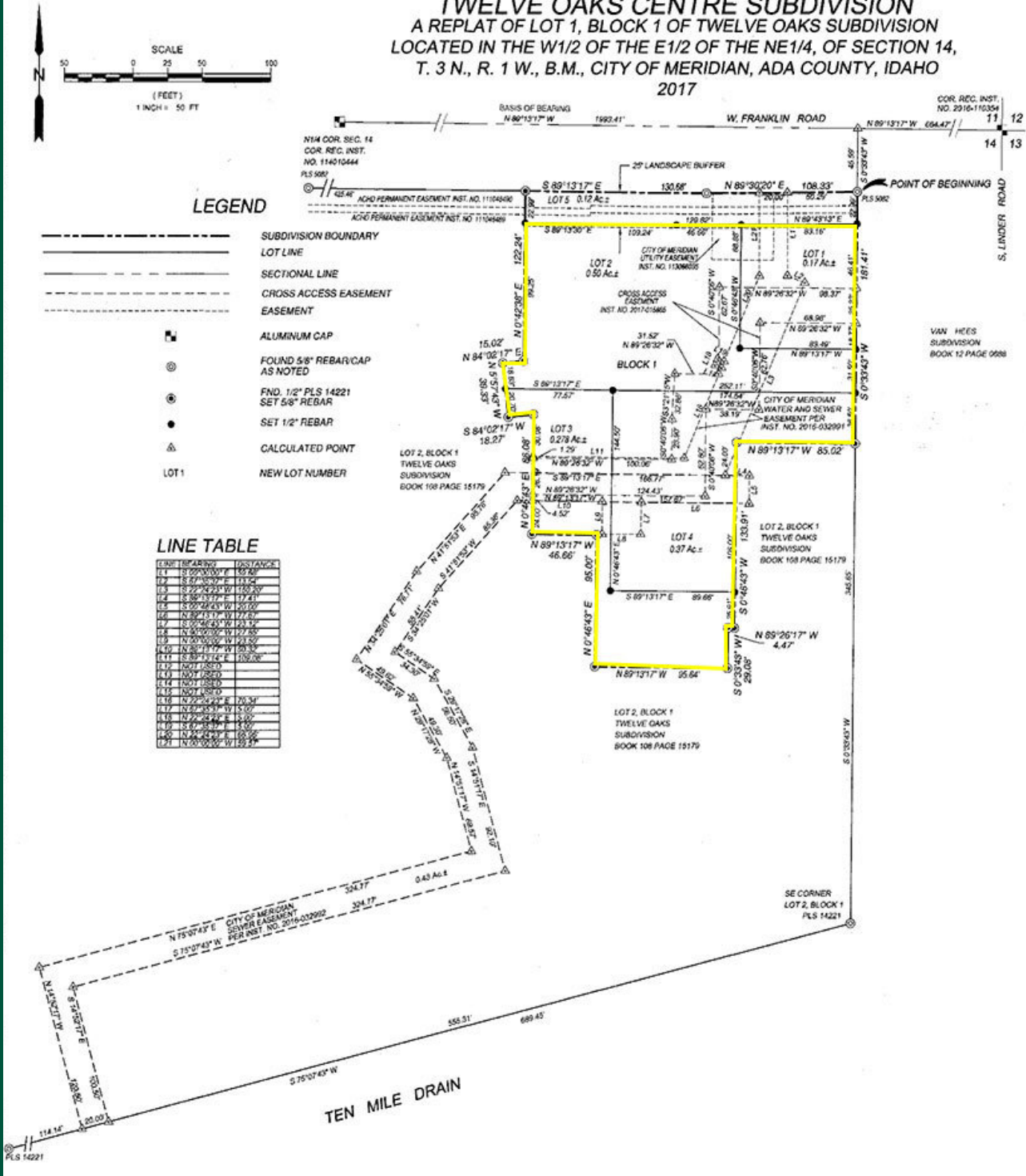
COMMERCIAL LOTS FOR SALE

1821 W FRANKLIN RD, MERIDIAN, ID 83642

PLAT MAP

RETAIL/COMMERCIAL LAND

TWELVE OAKS CENTRE SUBDIVISION A REPLAT OF LOT 1, BLOCK 1 OF TWELVE OAKS SUBDIVISION LOCATED IN THE W1/2 OF THE E1/2 OF THE NE1/4, OF SECTION 14, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO 2017



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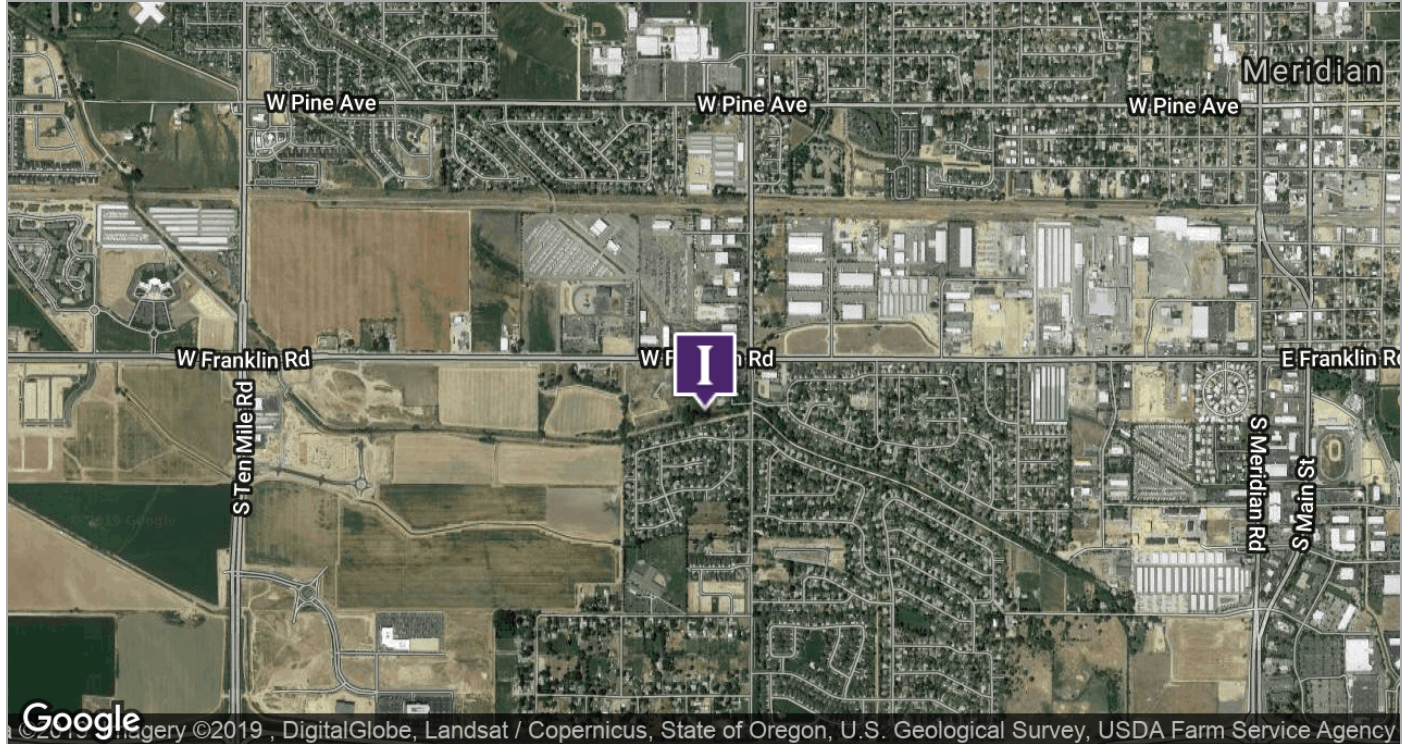
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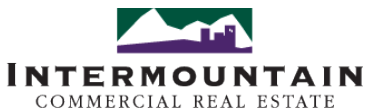
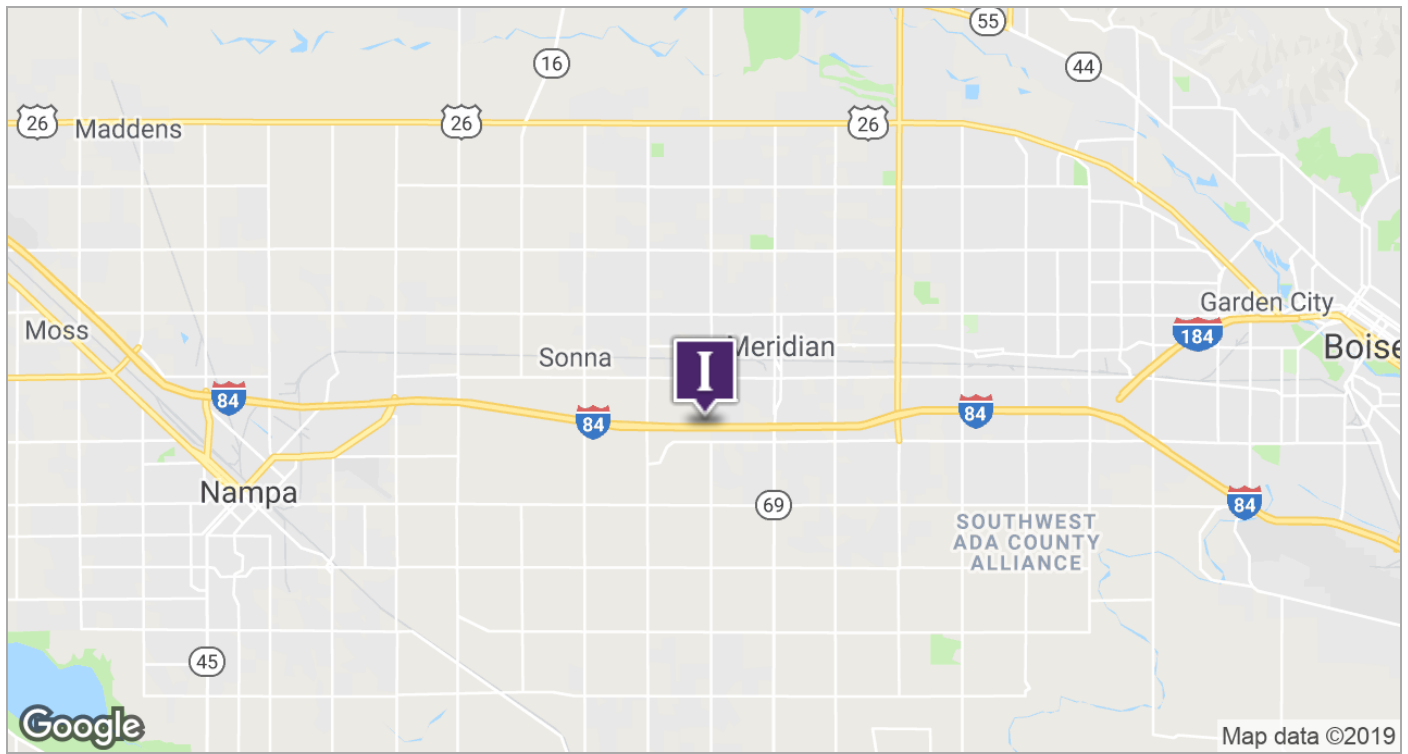
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LOCATION MAPS



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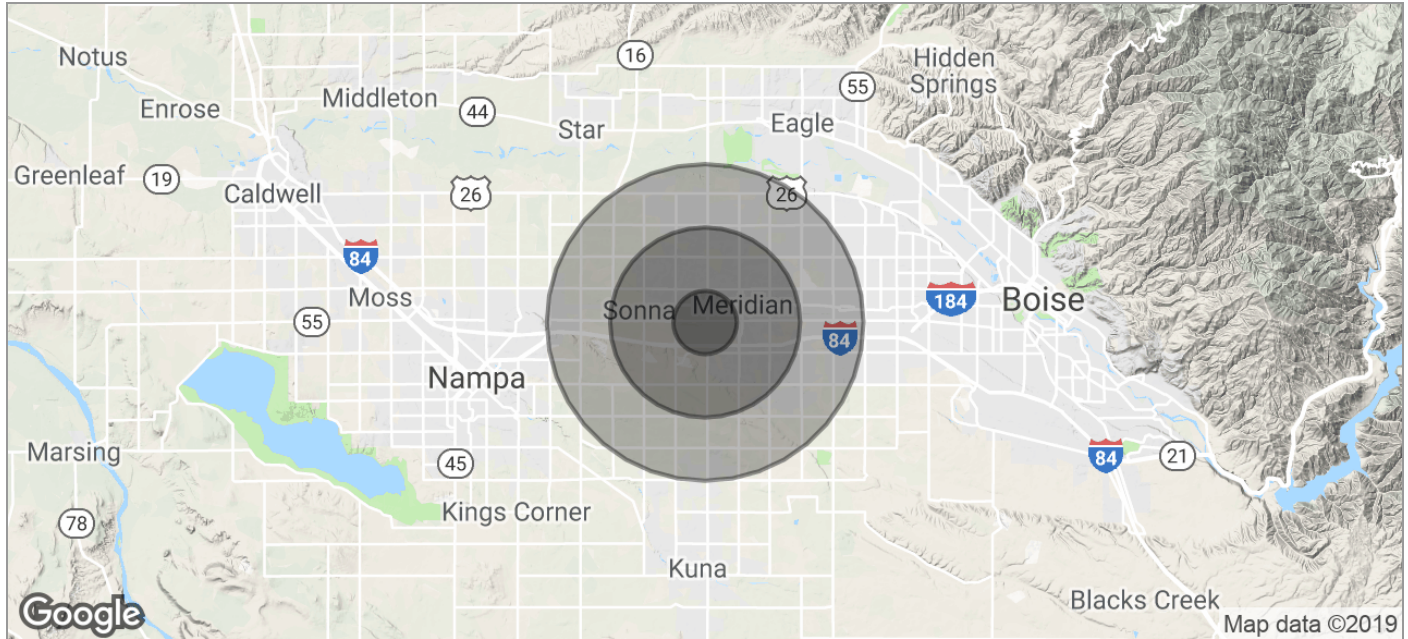
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,831	43,373	103,939
MEDIAN AGE	30.2	32.3	33.1
MEDIAN AGE (MALE)	30.0	32.0	32.9
MEDIAN AGE (FEMALE)	31.0	32.8	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,462	15,326	36,124
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$53,026	\$70,700	\$78,974
AVERAGE HOUSE VALUE	\$168,031	\$235,497	\$248,069

* Demographic data derived from 2010 US Census

RETAIL/COMMERCIAL LAND



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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