

# 3004 NORTH EAGLE ROAD

MERIDIAN, IDAHO 83646



For Lease / Former Barrel 55

WE ARE  
THE CENTER  
OF RETAIL



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## RESTAURANT SPACE

5,994 SF

## LEASE RATE

Dependent Upon Term & Use  
Est NNN \$5.40/SF

## LOT SIZE

1.255 Acres

## FF&E

Contact Agents for Details

## FRONTAGE

105' on Eagle Road

## TRAFFIC COUNTS

48,000 CPD - Eagle Road  
15,000 CPD - Ustick Road

## PARKING

72 Surface Spaces - Ratio of 10.0/1,000 SF

## SHADOW ANCHORS

McDonald's, Chili's, Five Guys, Firehouse



## LISTING FEATURES

- The property is located in the Gateway Marketplace, a retail development strategically located at one of the busiest intersections in the State of Idaho
- The location offers good traffic flow and draws from the surrounding businesses and residential subdivisions
- The development offers highly visible building and electronic monument signs
- Surrounded by large big box retailers including national and regional business including Lowe's, Kohl's, Hobby Lobby, Dick's Sporting Goods, Walgreens and more
- The Village at Meridian, located to the south of the property, includes tenants such as Gordmans, Michaels, Nike Factory Outlet, Gap Outlet, and numerous other businesses and eateries

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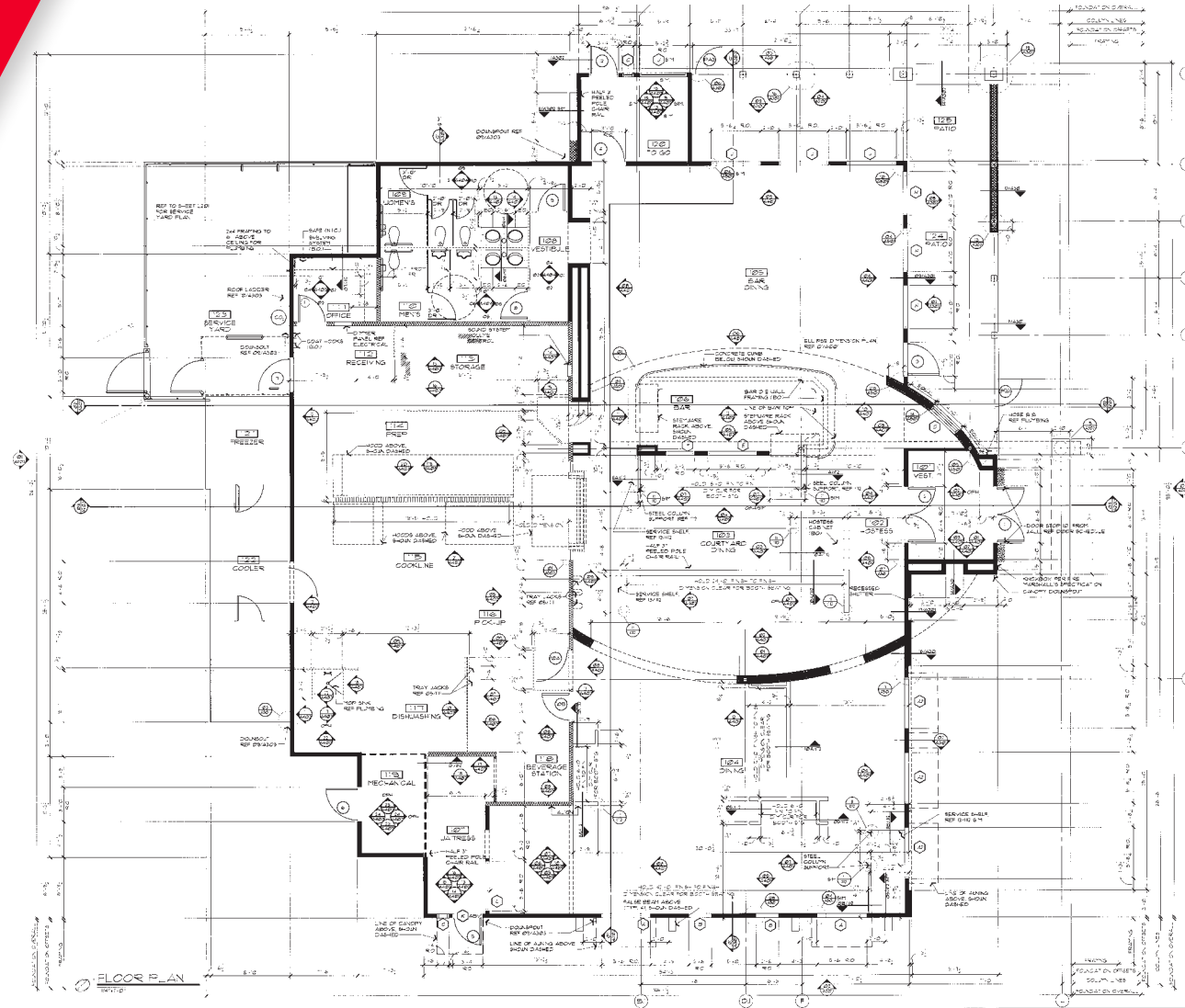
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### PATIO DINING AREAS



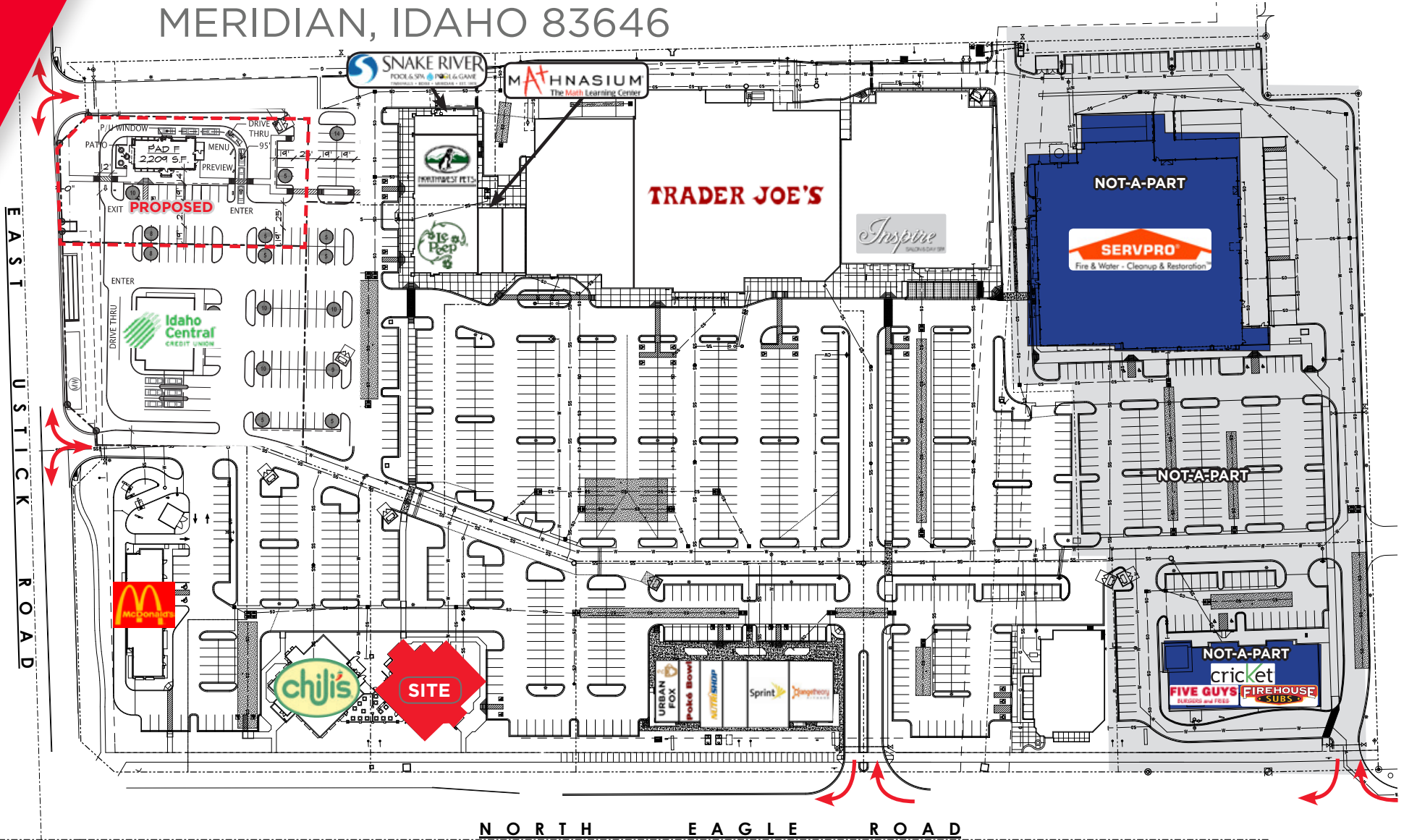
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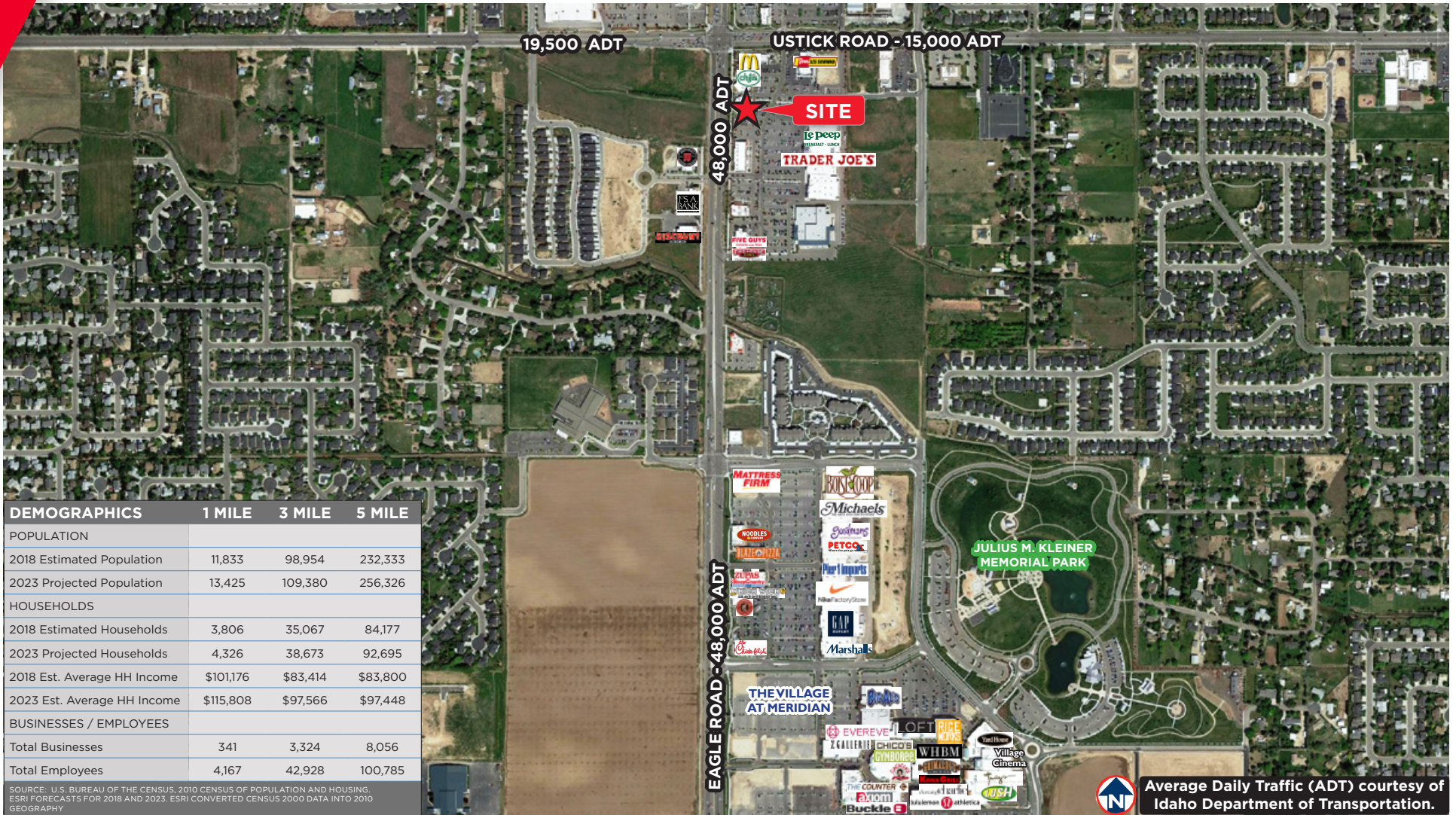
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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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