



NEC MAIN & BOWER

N MAIN & E BOWER STREETS | MERIDIAN, IDAHO 83642

COMMERCIAL LOTS FOR BTS | LEASE | GROUND LEASE

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DETAILS

SUBMARKET:	Meridian
BLDG TYPE:	Office
BLDG SIZES:	
BLDG PAD 1:	18,698 Sq. Ft.
BLDG PAD 2:	18,698 Sq. Ft.
PARKING:	Ample On-Site
ZONING:	O-T, Old Town
PRICING:	Contact Agents



HIGHLIGHTS

Two lots available for lease, ground lease, or BTS; either office, retail, or live-work space.

Ideally located in close proximity to downtown, city hall, parks, dining and I-84.

Two blocks from downtown Meridian.

Directly next to existing and newly built, gateway icon into downtown Meridian, MKA Building at Trackage.

Strong neighboring tenant - Keller Associates.

Ample on-site parking. Additional public parking available.

Zoning allows for a variety of uses.

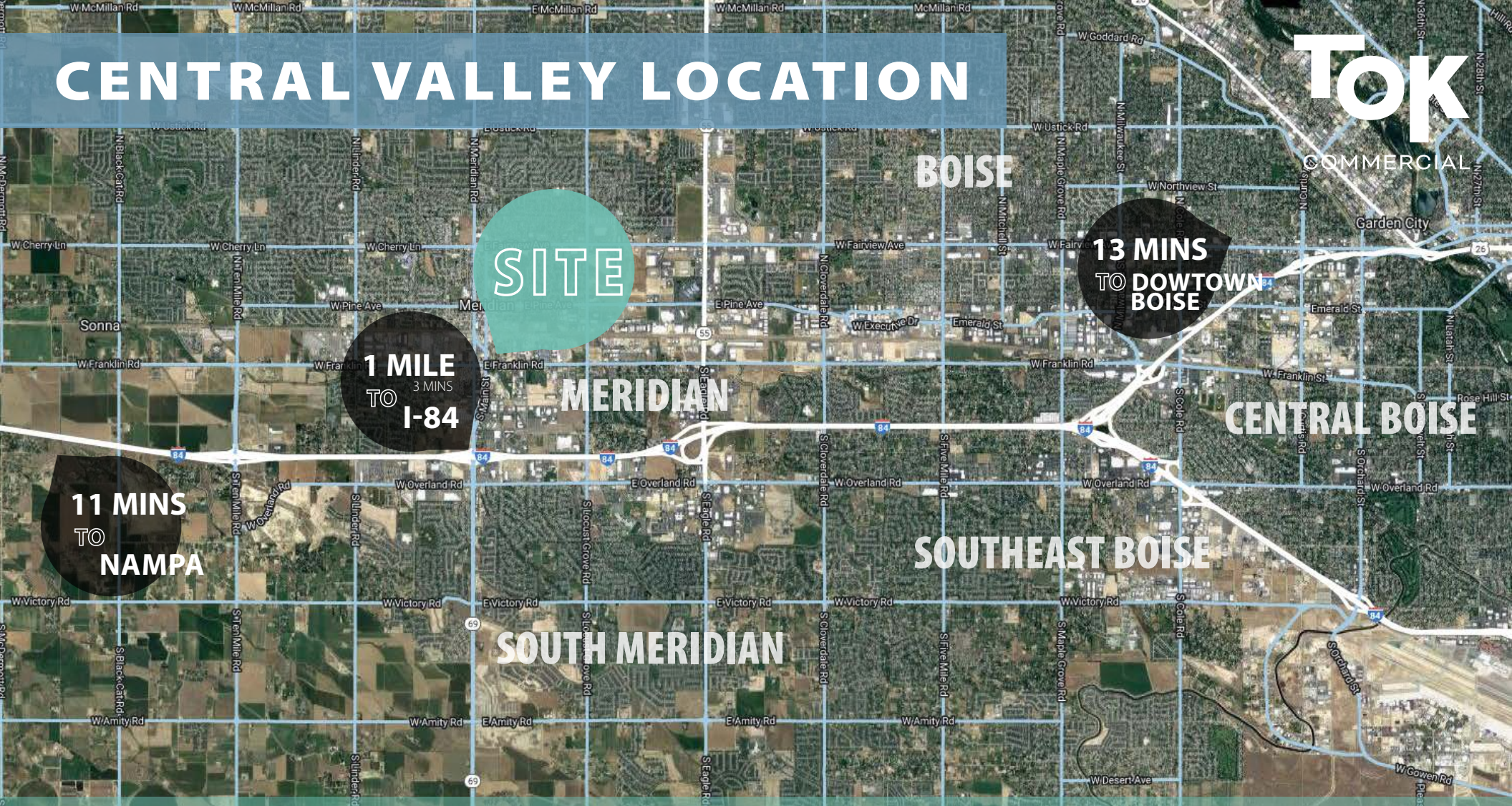


LOCATED AT THE GATEWAY INTO DOWNTOWN MERIDIAN



CENTRAL VALLEY LOCATION

TOK



2021 ESTIMATES

	1 MILE	3 MILE	5 MILE
Population:	7,288	77,808	192,931
Avg HH Income:	\$89,501	\$87,644	\$91,470
Per Capita Income:	\$32,143	\$32,083	\$33,107
Households:	2,613	28,444	69,773
Median age:	34.9	35.5	36.7
Total Employees:	8,082	33,100	57,534

2021 - 2026 EST. GROWTH

	5 MINS	10 MINS	15 MINS
Population:	3.8%	3.9%	3.4%
Households:	3.5%	3.5%	3.0%
Median HH Income:	3.5%	3.3%	3.3%