



CUSHMAN &  
WAKEFIELD

Walmart

ICON  
credit union

St Luke's

HEARTLAND

NOODLES  
& COMPANY

EAST IDAHO  
CREDIT UNION

Mister  
SUBWAY

Jacksons

Tires LES SCHWAB

Just 4 Kids  
URGENT CARE

PAD H

PAD J

DOC  
DIRECT ORTHOPEDIC CARE

Rocky Mountain  
STORAGE

PANDA EXPRESS  
CHINA CHICKEN

SUPERCUTS  
AS LOW AS \$0.99 PER POUND

MCMILLAN RD - 5,100 ADT

MCMILLAN RD - 12,500 ADT

SWEETO  
BURRITO

Papa Murphy's  
TAKE 'N BAKE PIZZA

STATE FARM  
INSURANCE

NEW OVER 55  
LIVING FACILITY  
NOW UNDER  
CONSTRUCTION

LAST TWO REMAINING PADS  
SALE, LEASE & BUILD-TO-SUIT

±1,500 - 10,000 SF ON 0.96 TO 2 ACRES

TBD TEN MILE &  
MCMILLAN RD

MERIDIAN, IDAHO 83646







# LISTING DETAILS

Sale Price & Lease Rate:	Negotiable - Contact Agents
B-T-S Available:	±1,500 - 10,000 SF
Available Lot Sizes:	±0.96 to 2 Acres
Approved Uses:	Retail, Drive-Thru Restaurant, Office
Zoning:	C-G - General Commercial
Frontage:	Ten Mile & McMillan
Traffic Counts:	35,000 Cars Per Day
Total Development:	±10 Acres - Multiple Curb-Cuts In-Place
Availability:	Immediate - Contact Agents for Details



# LISTING HIGHLIGHTS

2

Only Two Pads Remaining for Sale, Ground Lease and Build-to-Suit



Join Jacksons Gas Station & C-Store, Mister Car Wash, Heartland Dental, Just 4 Kids Urgent Care, Noodles & Co., East Idaho Credit Union, and Les Schwab Tire Center



Prime Location for Retail, Restaurant & Service Related Industries



Surrounding Tenants Include Walmart, Icon Credit Union, Panda Express, Starbucks, Supercuts, Papa Murphy's, Salon G, Westmark Credit Union, Labor Max Staffing, Gino's Italian Ristorante, Rudy's Pub & Grill, Sweet'O Burrito, Four Seasons Spa & Pool, Gridiron Rehab & Fitness, Kvell Fitness & Nutrition, Dance Allegro Academy



Signalized intersection, Ten Mile & McMillan Roads - Both Major Thoroughfares in the Treasure Valley



Surrounded by New & Proposed Residential Developments



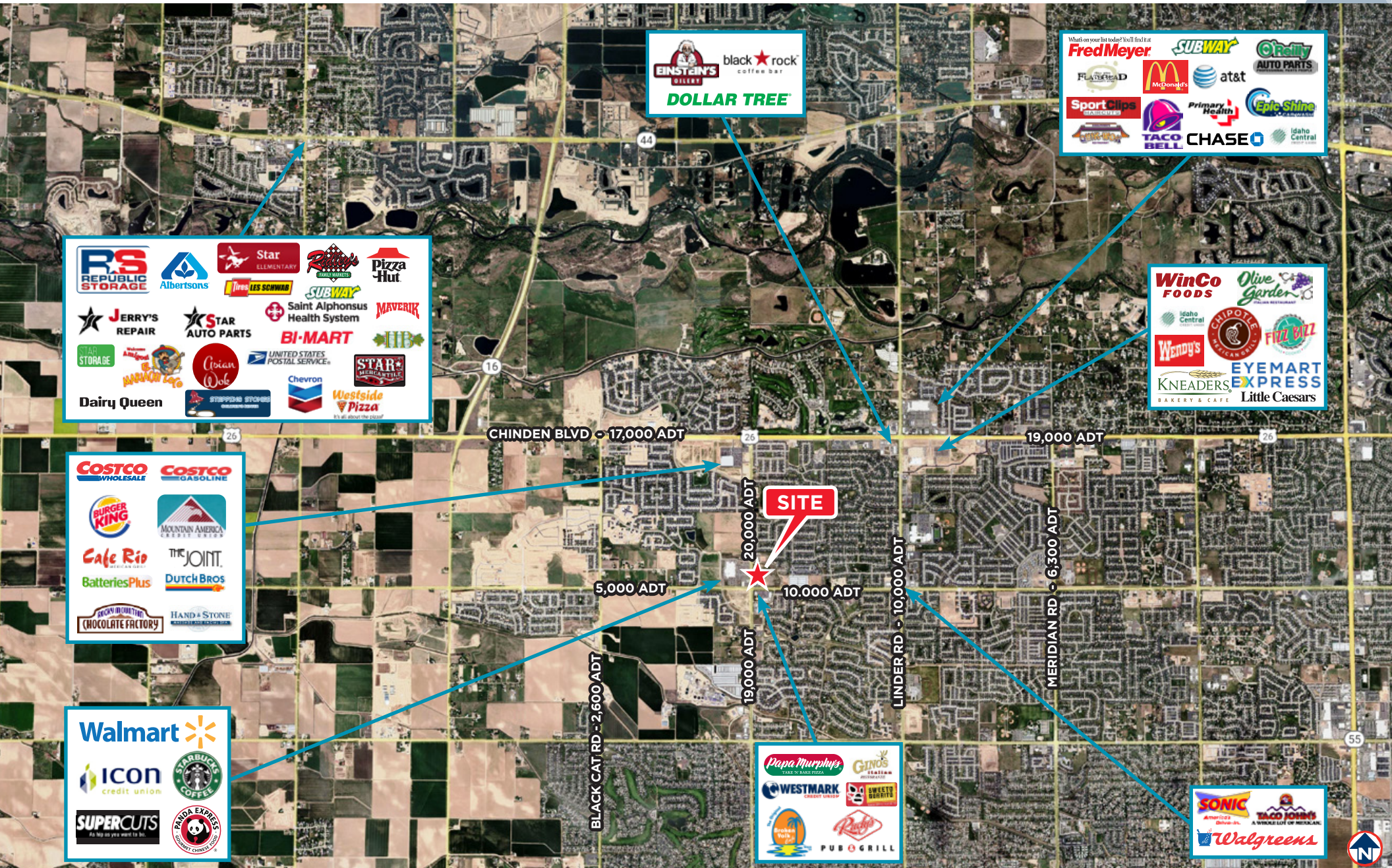
High Traffic Location Near the New Costco & Winco Foods



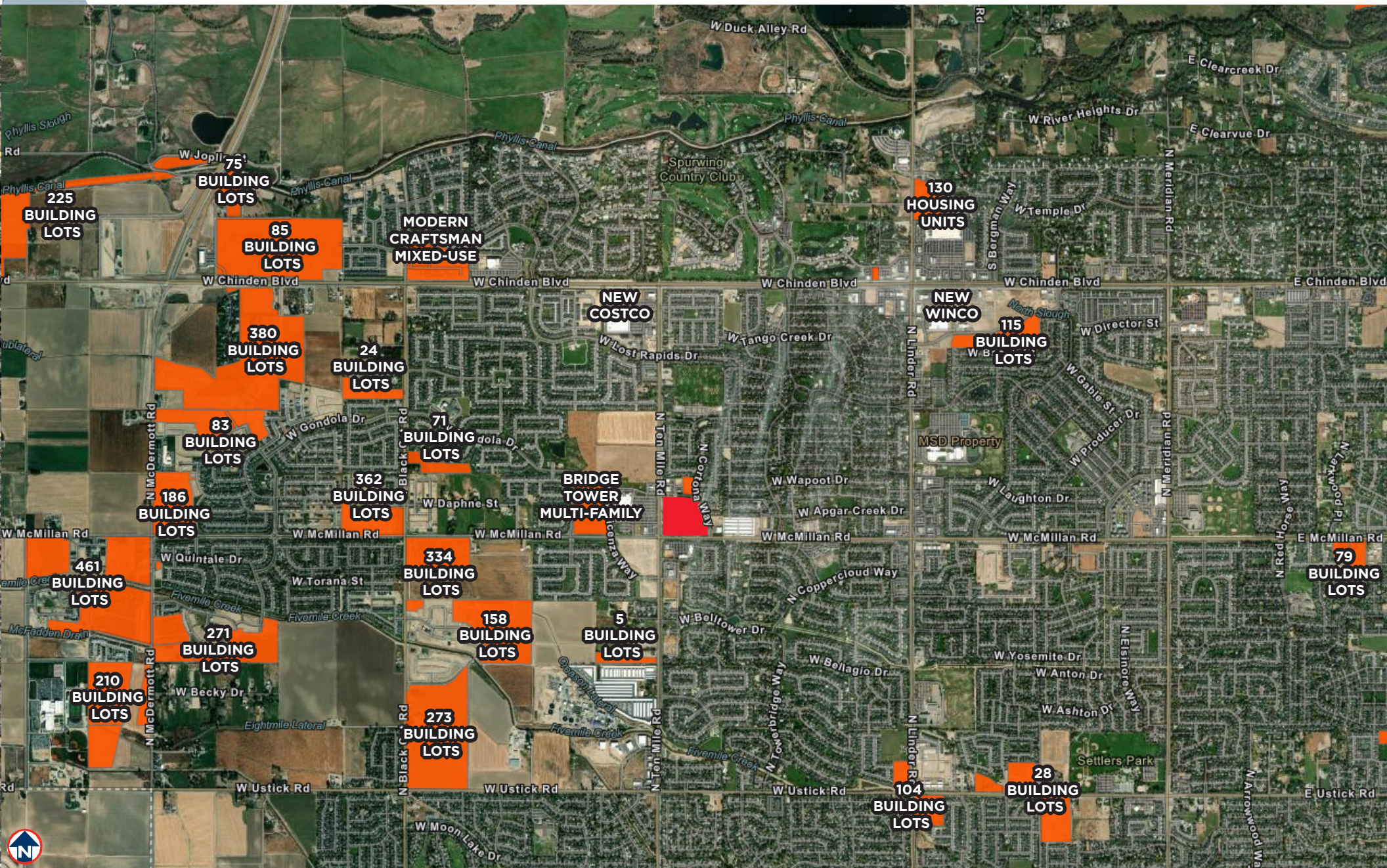
Located Directly in the Path of Growth



# PRIME LOCATION









# METRO INFORMATION

## Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

## Why Boise Metro

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:  
<https://bvvp.org/regional-overview/>

## About Meridian, Idaho

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

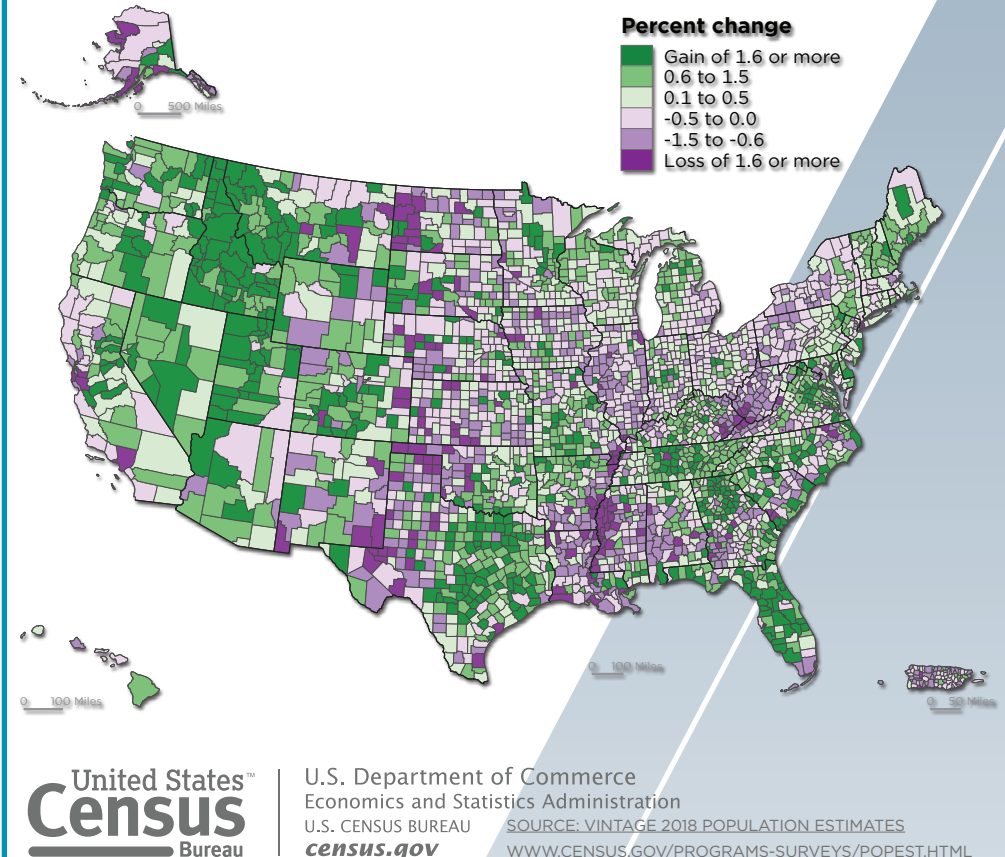
Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian.

Learn More By Clicking Here:



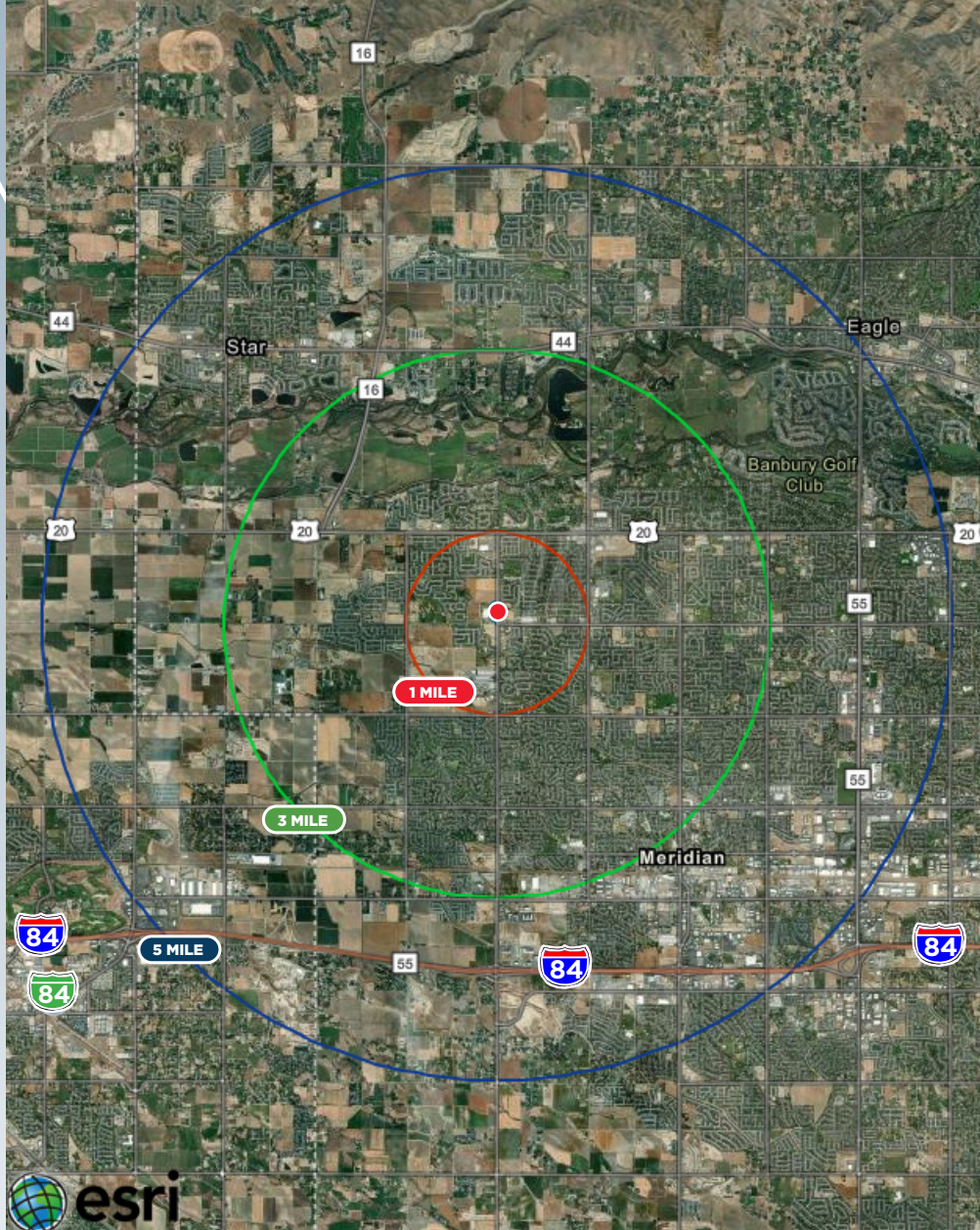
## Where Counties are Growing

Percent Change in Population by County: 2020 to 2021





# 1, 3 & 5 MILE DEMOGRAPHICS



In the identified area, the current year population is 151,917. In 2020, the Census count in the area was 138,602. The rate of change since 2020 was 4.16% annually. The five-year projection for the population in the area is 165,256 representing a change of 1.70% annually from 2022 to 2027.



11,230  
1 MILE  
POPULATION



\$115,429  
1 MILE  
MEDIAN INCOME



32  
1 MILE  
MEDIAN AGE



74,020  
3 MILE  
POPULATION



\$88,630  
3 MILE  
MEDIAN INCOME



34  
3 MILE  
MEDIAN AGE



151,917  
5 MILE  
POPULATION



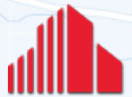
\$90,136  
5 MILE  
MEDIAN INCOME



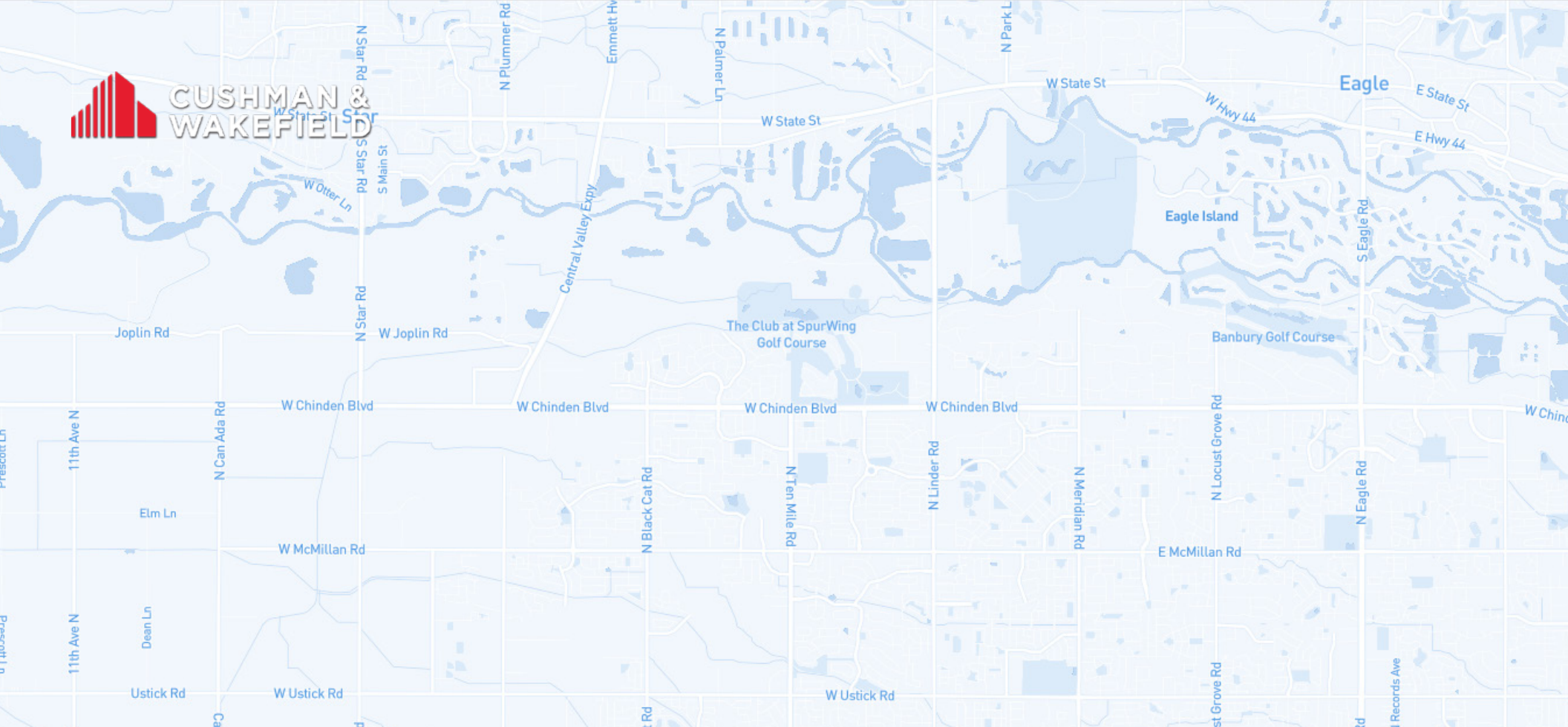
35  
5 MILE  
MEDIAN AGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.





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