




***FOR SUBLEASE***  
**EAGLE MARKETPLACE**  
**3314 E. CHINDEN BLVD., EAGLE, ID**







# DEMOGRAPHICS

	1 mile	3 miles	5 miles
 <b>POPULATION</b>	8,097	85,088	209,715
 <b>HOUSEHOLDS</b>	3,038	31,022	79,432
 <b>AVERAGE HOUSEHOLD INCOME</b>	\$164,019	\$126,889	\$115,634

# PROPERTY FEATURES



5,000 SF available



\$27.25 + NNN



Sublease term through 11/30/2025



Former Bank



2 drive thru lanes



Prime retail location with heavy traffic



Zoning C1-DA





# SITE



# CO-TENANTS



3314 E. CHINDEN BLVD · EAGLE, ID



# LOCATION



EAGLE RD 42,000 ADT

### EAGLE MARKETPLACE

ALLSTROKES GOLF CLUB

### THE BRIDGES AT LAKEMOOR

CHINDEN BLVD. 25,500 ADT

27,500 ADT

STAPLES  
The Office Superstore

Sinclair

Jack in the Box

STARBUCKS  
COFFEE

KFC

A&W

ZIONS BANK

TARGET

EAGLE RD 39,500 ADT



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