

BOUNTIFUL COMMONS

MERIDIAN, ID



LOCATION

1489 W Orchard Park, Meridian, Idaho 83646



AVAILABLE

0.77 AC For Sale or Build-To-Suit



TRAFFIC COUNTS

Linder Rd: 18,500 AADT



PROPERTY HIGHLIGHTS

- WinCo Anchored & High Growth Trade Area
- Building will have signage rights to a monument sign on Linder Rd
- Utilities stubbed
- Paved parking lot

2024 DEMOGRAPHICS

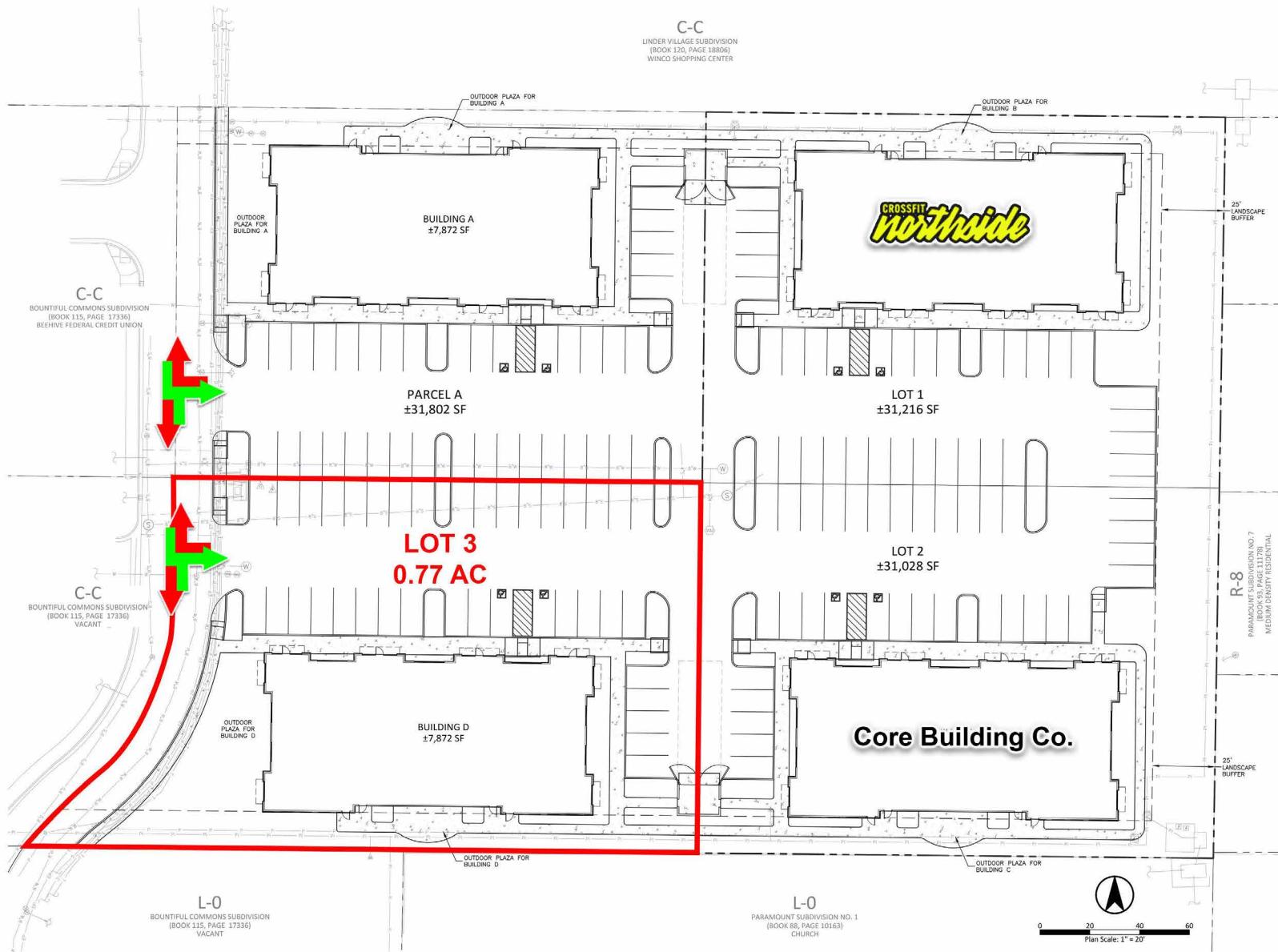
	1-MILE	3-MILE	5-MILE
TOTAL POP.	12,044	81,923	171,586
2029 POP.	12,324	86,531	184,493
HOUSEHOLDS	3,666	28,362	62,163
AVG HH INCOME	\$188,181	\$145,970	\$133,746

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74 East 500 South, Suite 200
Bountiful, UT 84010
801.292.5000

 **TGI**
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SITE PLAN



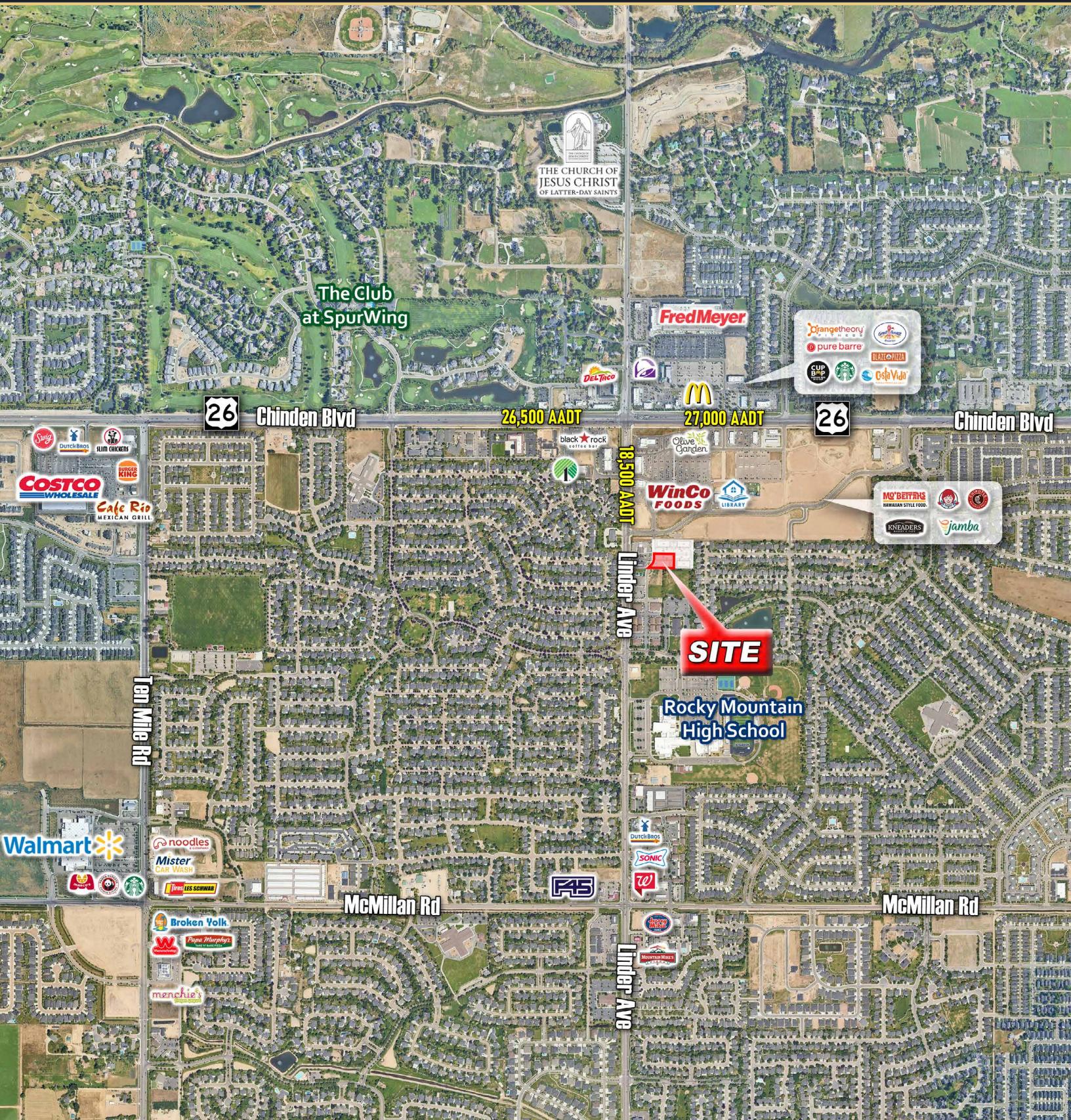
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MARKET AERIAL



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