

SALE | GROUND LEASE | BTS  
0.88 ACRE DEVELOPMENT PAD

4873 N CORTONA WAY, MERIDIAN, ID 83646



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## PROPERTY HIGHLIGHTS



**0.88 ACRE BUILD-READY LOT  
1,200 TO 7,500 SF BUILD TO SUIT**



**PRICE & LEASE RATE NEGOTIABLE**



**C-G - GENERAL COMMERCIAL ZONING**



**MCMILLAN FRONTAGE - 11,500 ADT**



**RETAIL, DRIVE-THRU RESTAURANT, OFFICE**



**ALL UTILITIES AVAILABLE TO SITE**



**ACCESS OFF TEN MILE, MCMILLAN & CORTONA**



**PARCEL NUMBER: R9010680101**

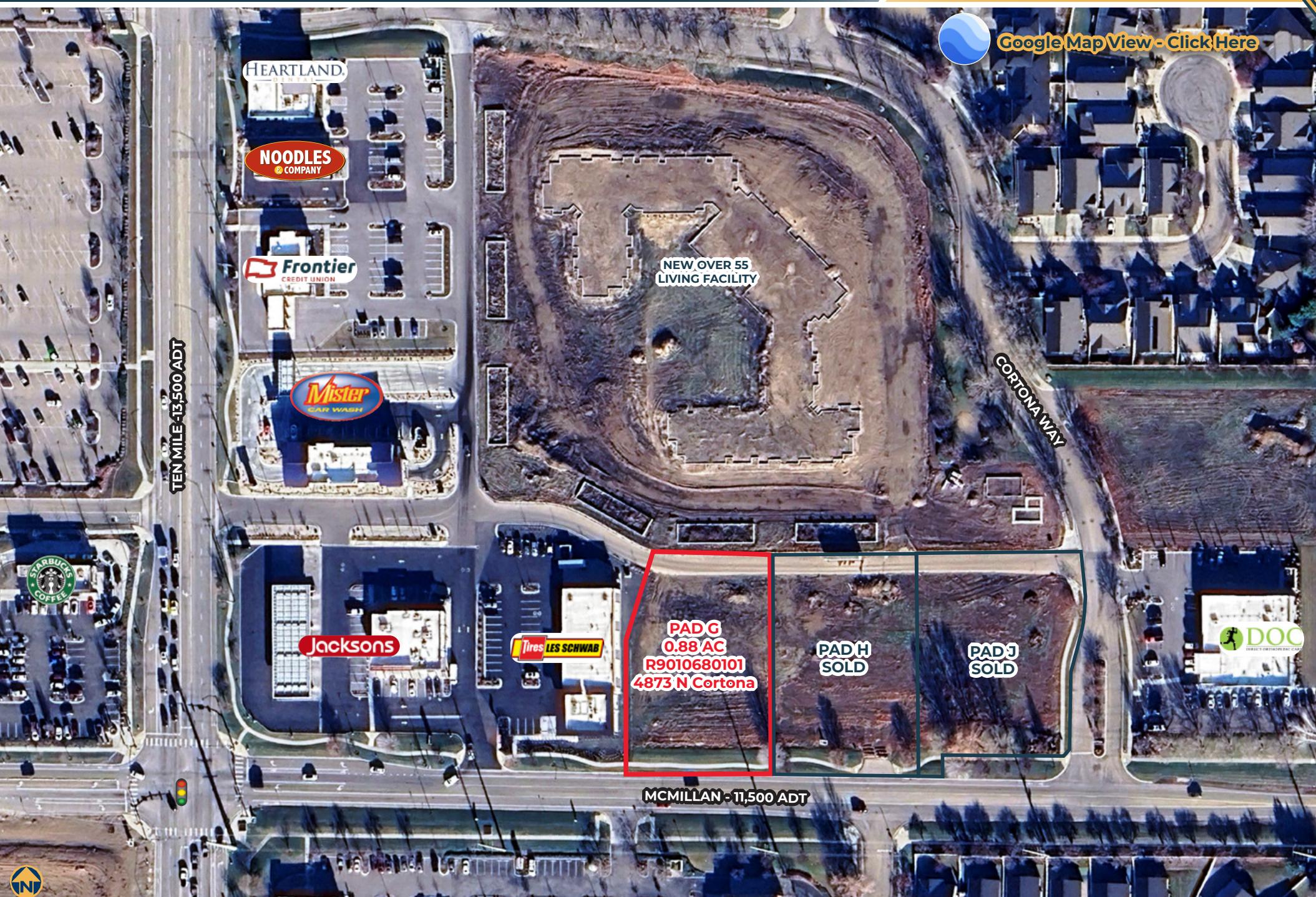
## LISTING DETAILS

- Build-Ready pad site for sale, ground lease, and build to suit at Ten Mile and McMillan Roads, 0.88 acres - all utilities available to site
- Join Jacksons Gas & C-Store, Mister Car Wash, Heartland Dental, Noodles & Co., Frontier Credit Union, & Les Schwab Tire Center
- Potential uses include retail, restaurant, sale office or professional service provider type users
- 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, Four Seasons Spa & Pool, Gridiron Rehab & Fitness, Kvell Fitness & Nutrition, Dance Allegro Academy - [Google Map View](#)
- Surrounded by new & proposed residential developments - located directly in the path of growth - [Learn More Here](#)
- High traffic location near the new Costco & Winco Foods - 13,500 average daily traffic on Ten Mile Road

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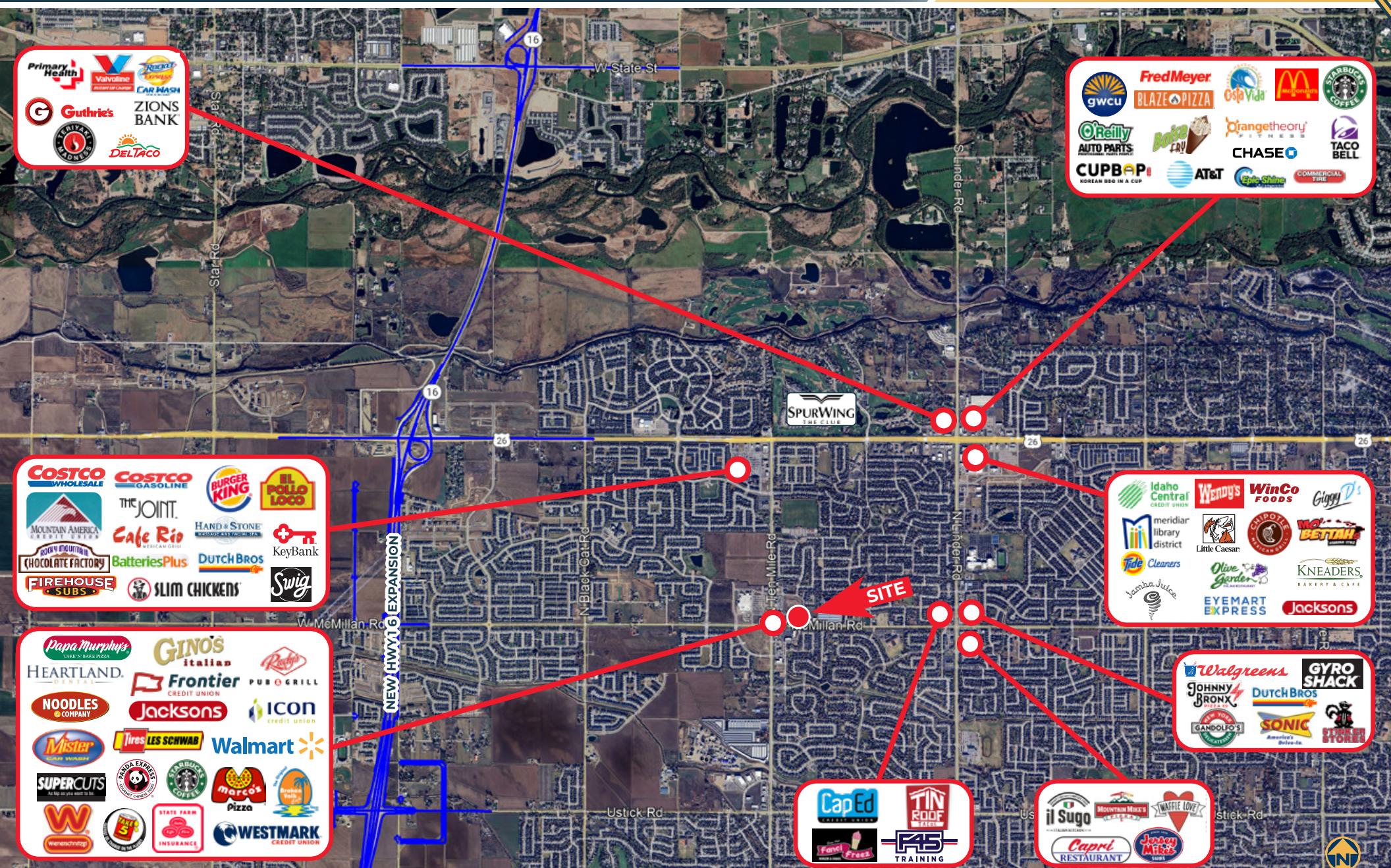


**Google Map View - Click Here**



# FOR SALE, GROUND LEASE, & BUILD TO SUIT

## 4873 N CORTONA WAY, MERIDIAN, ID 83646

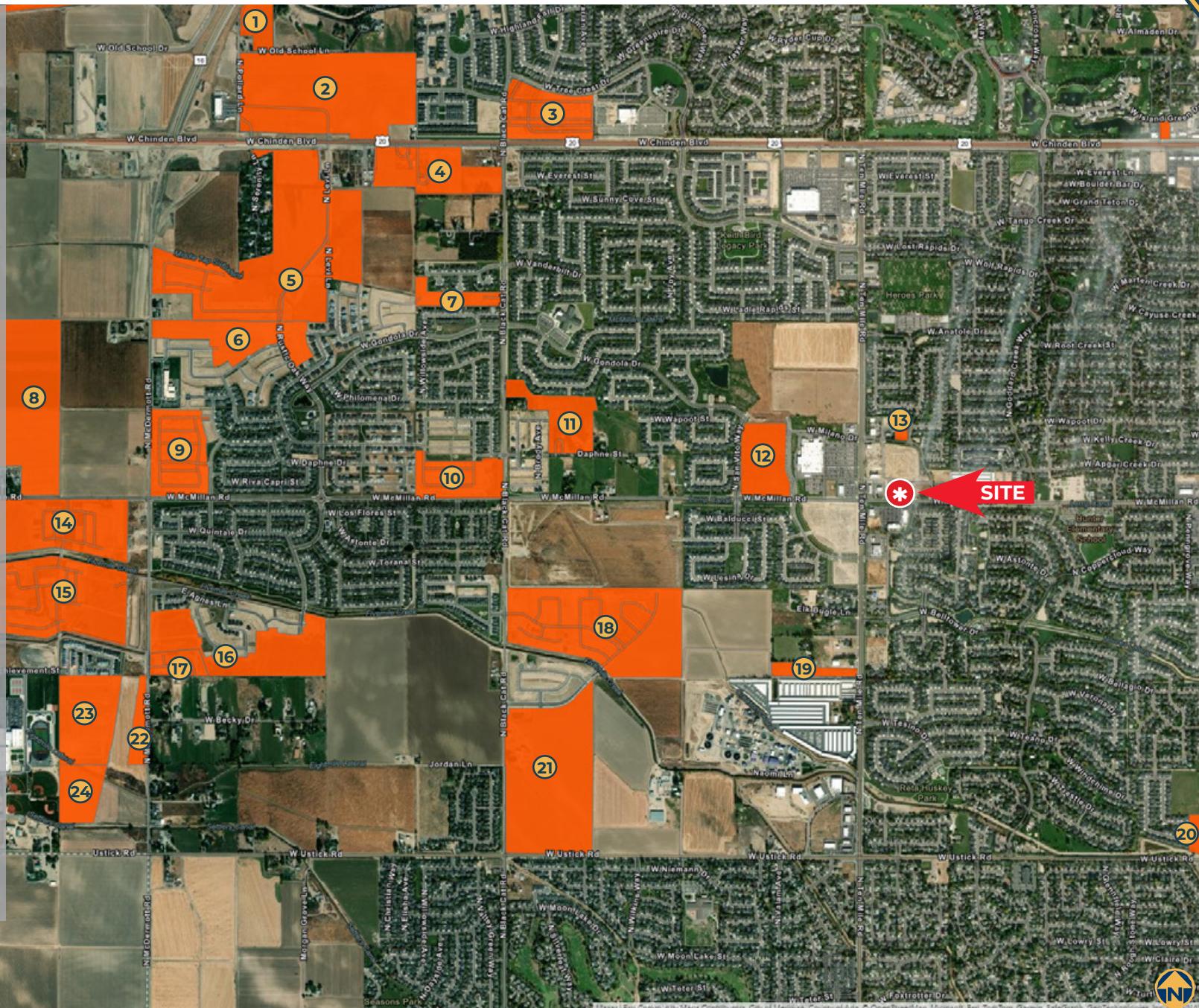


High Traffic Location Near the New Costco & Winco Foods - Join Jacksons Gas & C-Store, Mister Car Wash, Heartland Dental, Noodles & Co., Frontier Credit Union, & Les Schwab Tire Center

# FOR SALE, GROUND LEASE, & BUILD TO SUIT

## 4873 N CORTONA WAY, MERIDIAN, ID 83646

- 1 ALDEN RIDGE - 75 LOTS
- 2 POLLARD - 85 LOTS
- 3 MODERN CRAFTSMAN - 190 LOTS
- 4 BLAYDEN - 348 LOTS
- 5 PRESCOTT RIDGE 1 & 2 - 344 LOTS
- 6 OAKS NORTH - 83 LOTS
- 7 OAKMORE - 24 LOTS
- 8 COLE VALLEY CHRISTIAN - NEW SCHOOL
- 9 OAKWIND ESTATES - 186 LOTS
- 10 JUMP CREEK - 362 LOTS
- 11 PERA PLACE - 71 LOTS
- 12 BRIDGETOWER MULTIFAMILY - TBD LOTS
- 13 VERONA LIVE WORK - 4 LOTS
- 14 GANDER CREEK 1 - 151 LOTS
- 15 GANDER CREEK 2 - 217 LOTS
- 16 AEGEAN ESTATES - 237 LOTS
- 17 LUPINE COVE - 34 LOTS
- 18 QUARTET NORTHEAST - 158 LOTS
- 19 TEN MILE PUBLIC STORAGE - 5 UNITS
- 20 PAVILION AT WINDSONG - 57 LOTS
- 21 QUARTET SOUTH - 273 LOTS
- 22 ACCLIMA - 6 UNITS
- 23 AVIATOR SPRINGS - 111 LOTS
- 24 MCDERMOTT VILLAGE - 93 LOTS
- 25 SPRING HOLLOW RANCH - 392 LOTS



Preliminary Plats - Located directly in the path of growth, thousands of newly plated residential & commercial units/ lots located within a 5-mile radius of site. Rapidly expanding population growth: [Click Here to Learn More](#)

## 1, 3 & 5 MILE DEMOGRAPHICS

### 5 MILE SNAPSHOT

161,865  
POPULATION

57,985  
HOUSEHOLDS

\$100,015  
MEDIAN HH INCOME

\$134,373  
AVERAGE HH INCOME

51,987  
DAYTIME POPULATION

In the identified area, the current year population is 161,865.

In 2020, the Census count in the area was 139,054. The rate of change since 2020 was 3.64% annually. The five-year projection for the population in the area is 176,515 representing a change of 1.75% annually from 2024 to 2029.

The household count in this area has changed from 49,097 in 2020 to 57,985 in the current year, a change of 3.99% annually. The five-year projection of households is 64,104, a change of 2.03% annually from the current year total. Average household size is currently 2.77, compared to 2.81 in the year 2020. The number of families in the current year is 43,361 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS  
[CLICK BELOW TO VIEW](#)



RETAIL DEMAND REPORT  
[CLICK BELOW TO VIEW](#)



## 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 BELOW



## OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

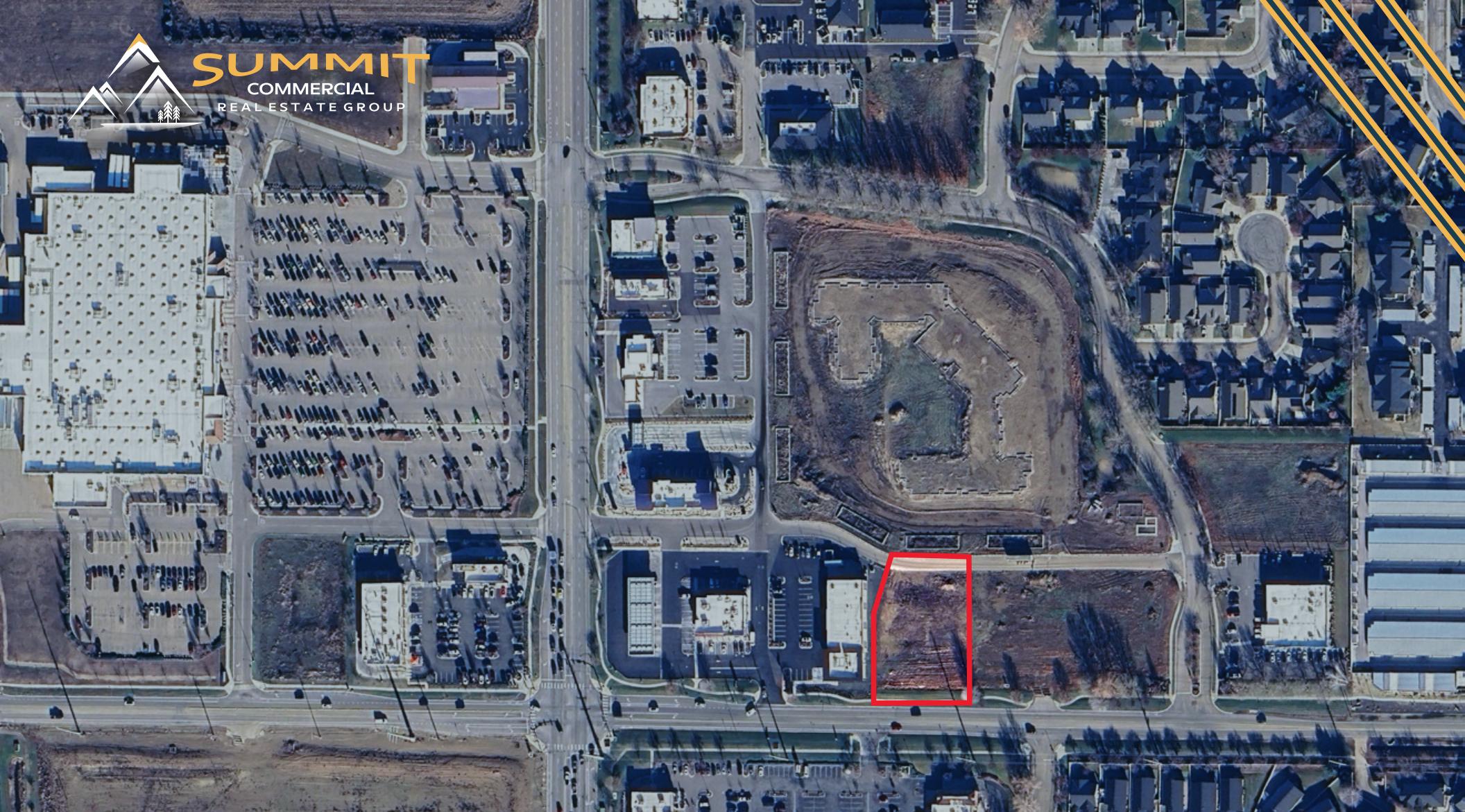
We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



*Click here to download the complete Boise Valley Regional Overview:*  
<https://bvep.org>



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