



MARK BOTTLES
REAL ESTATE SERVICES

Eagle Road Retail Space For Lease

3340 N Eagle Rd.

Meridian, Idaho 83646



PROPERTY INFORMATION:

Location: NEC of Eagle Rd & Ustick Rd

Traffic Counts: Eagle Rd - 48,890 VPD

TI Allowance: Negotiable

Available Space: ± 2,498 SF

Lease Rate: \$30.00/SF NNN

COMMENTS:

- **Rent Incentive: 3 months FREE rent**

- Prime Eagle Road location just north of the busiest intersection in Idaho

- Only Available Space!

- Excellent visibility and signage on Eagle Road

- Lowe's anchored shopping center. Shadow anchored across Eagle Road by Kohls, Hobby Lobby, Dicks, Walgreens and Panera

JOHN BOTTLES

Cell: (208) 994-2255
Office: (208) 947-1118
john@markbottles.com

BRITTANY BOTTLES

Cell: (208) 871-5751
Office: (208) 947-1114
brittany@markbottles.com

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



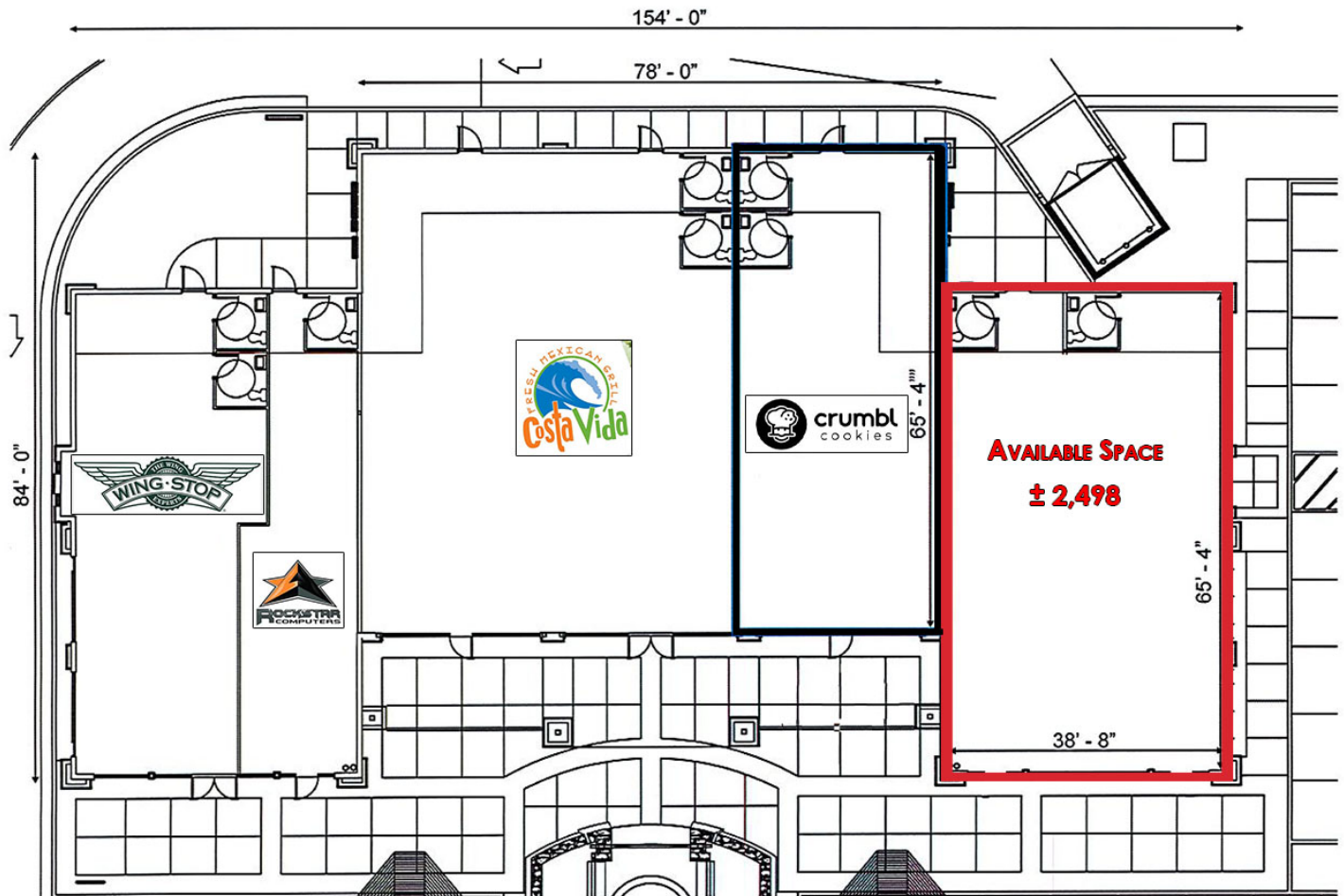
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Building Layout:



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Aerial:



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