

**NWC MERIDIAN & DEER FLAT
PAD SALE | LEASE | BUILD-TO-SUIT**

TBD N MERIDIAN RD, KUNA, ID 83634



NEW ANCHOR TENANT OPENING SOON
GROCERY OUTLET
bargain market

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SUMMIT
COMMERCIAL
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



1,500 - 40,000 SF SPACES
0.97 - 3.69 ACRE LOTS



PAD SALE, LEASE & BUILD-TO-SUIT



GROUND LEASE OPPORTUNITIES



RATES & PRICING NEGOTIABLE



**DRIVE-THRU RESTAURANT, RETAIL, FINANCIAL,
OFFICE, MEDICAL & SERVICE RELATED USES**



PARCEL NUMBER: S1313449910
ZONING: CITY-OF-KUNA C-2



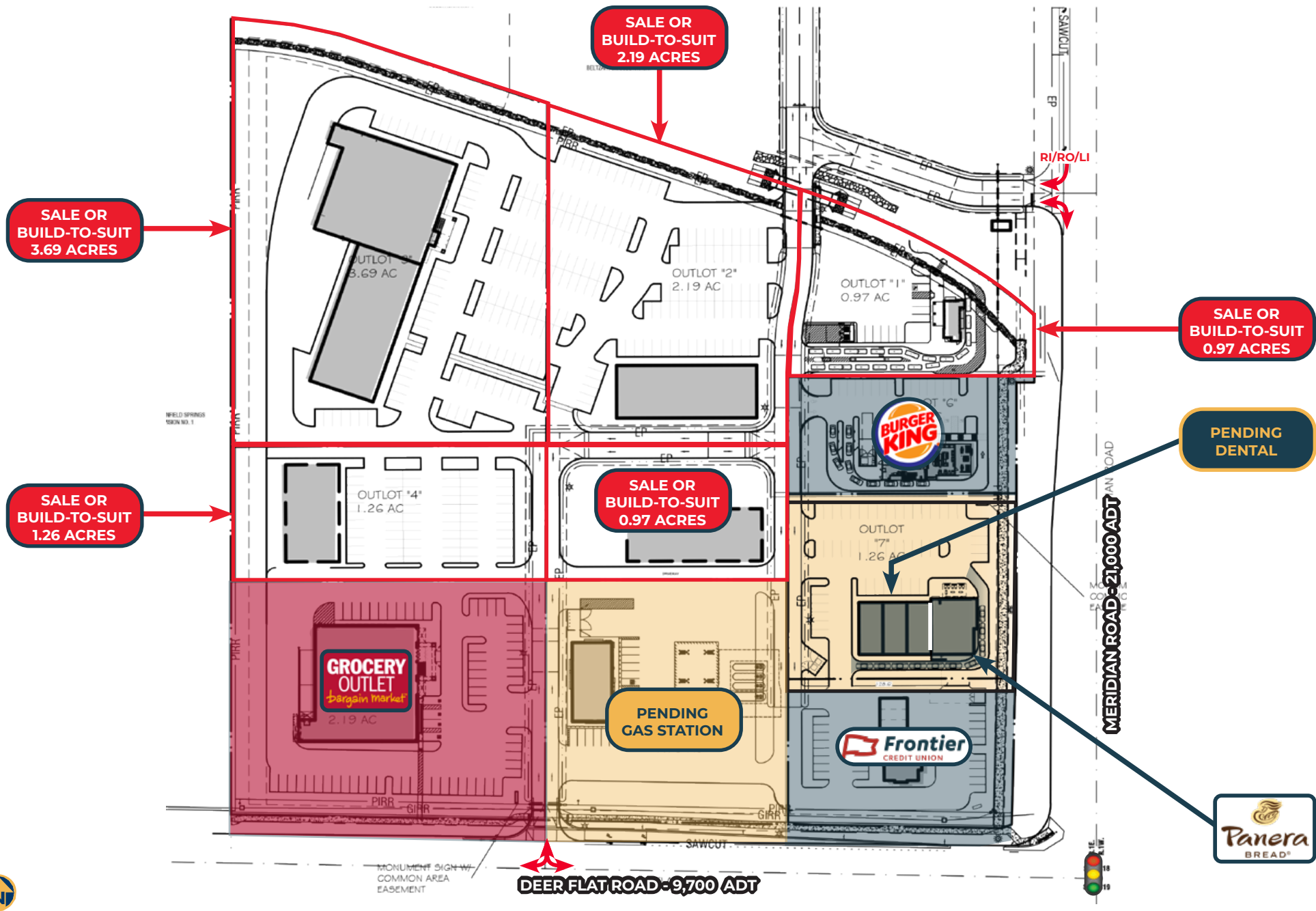
**JOIN GROCERY OUTLET, BURGER KING,
FRONTIER CREDIT UNION & PANERA**



**SURROUNDING TENANTS INCLUDE BI-MART,
RIDLEY'S, TRACTOR SUPPLY, D&B, MCDONALD'S,
ARBY'S, SMOKY MOUNTAIN PIZZA, CAFE RIO,
PANDA EXPRESS, TACO BELL, DOLLAR TREE**

LISTING DETAILS

- New mixed-use development located on the northwest corner of Deer Flat & Meridian Road - Join Grocery Outlet, Burger King, Frontier Credit Union & Panera - construction starting soon
- Development options include pad purchase, ground lease, & build-to-suit lease - contact agents for additional information
- Excellent visibility at a signalized intersection, high traffic area with over 30,700 cars per day - main thoroughfare to Meridian & Interstate 84 - **[Google 360 View](#)**
- North of Bi-Mart, Ridley's Food & Drug, Ace Hardware, McDonald's, Great Clips, Little Caesars, Kuna Nails and Spa, Idaho Central Credit Union, Treasure Valley Veterinary Hospital, Tractor Supply, O'Reilly, Dollar Tree, Smoky Mountain Pizza & Pasta, Taco Bell, Wendy's, Commercial Tire, First Choice Collision Repair, CapEd Credit Union, D & B Supply, Primary Health, Panda Express, Cafe Rio & Jersey Mike's Subs
- Annexed into the city of Kuna and encompassed by new and recently platted residential and commercial subdivisions and developments, click below to learn about Kuna's growth ***"Kuna is no longer a rural farm town. It's population is four times larger than it was in 2000"*** **<https://www.idahostatesman.com/latest-news/article232336882.html>**



Potential site layout, lot lines can be adjusted to fit almost any tenant or buyers needs - contact agents for options

MERIDIAN & DEER FLAT - PAD SALE | LEASE | BTS
TBD NORTH MERIDIAN ROAD, KUNA, IDAHO 83634

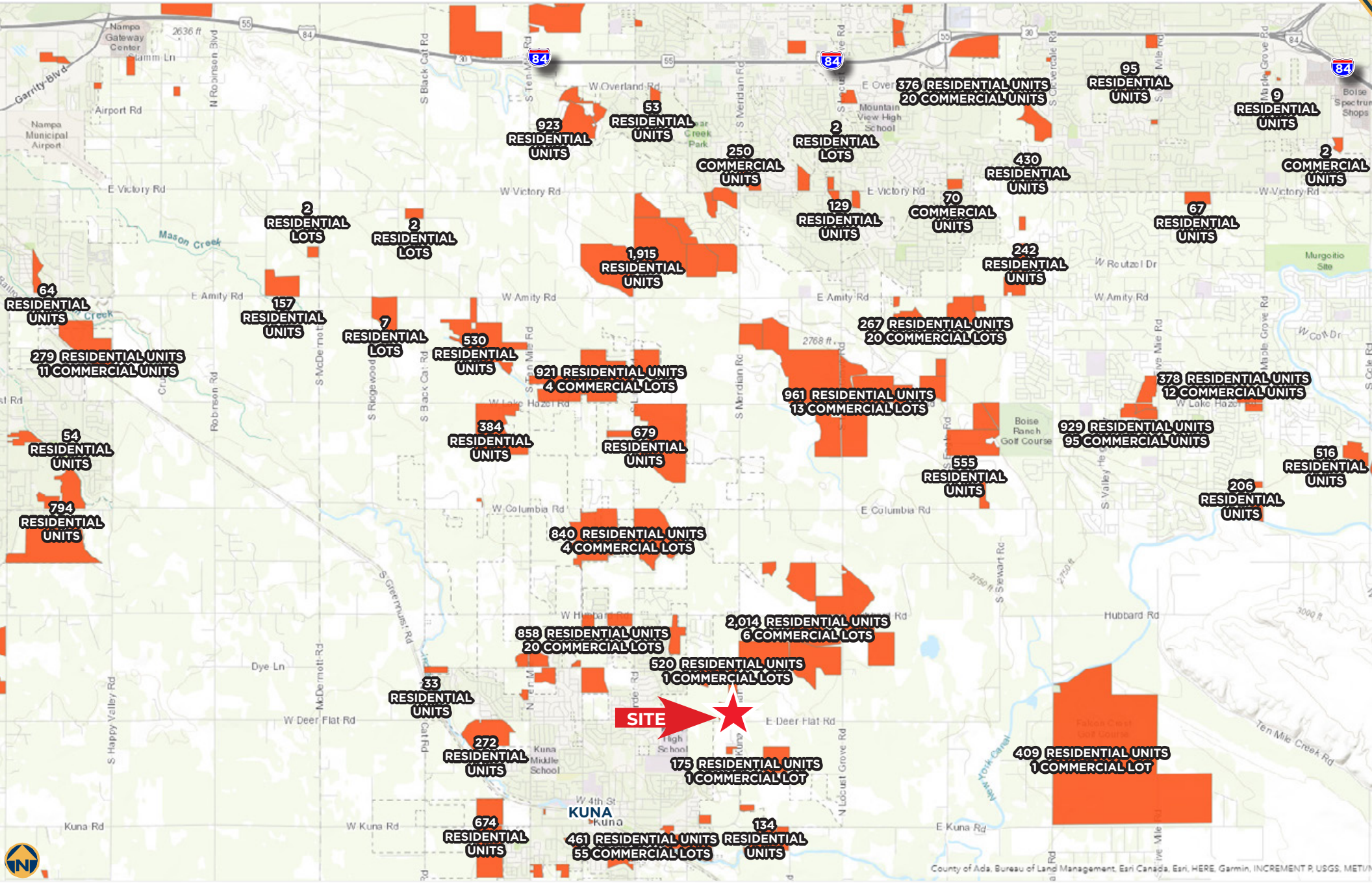


Google Earth 360 View - [Click Here to View](#)



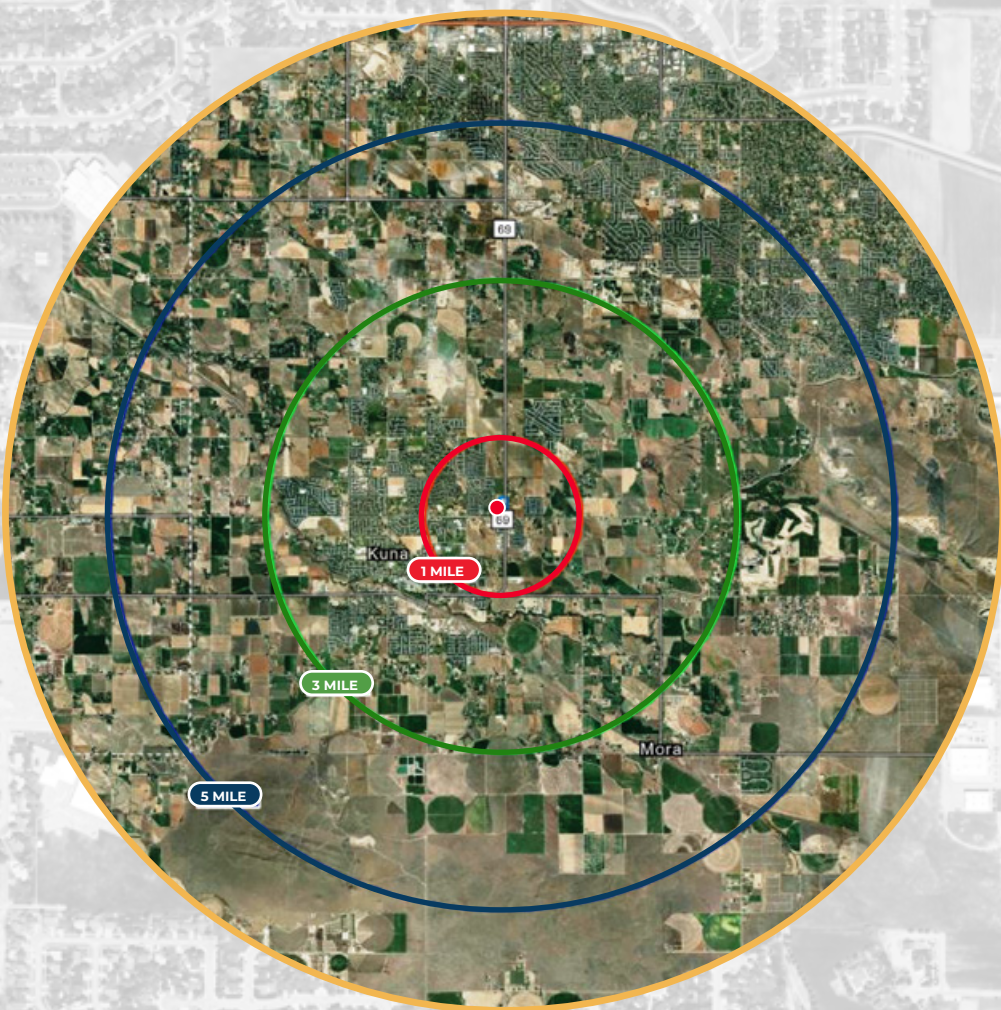
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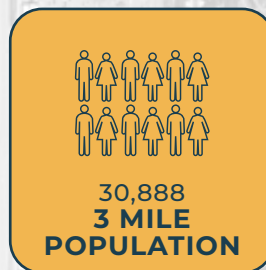
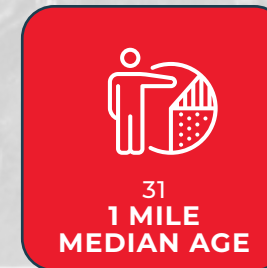
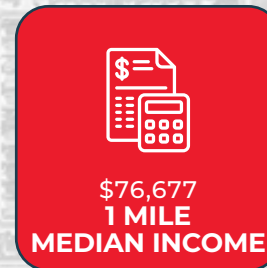


Annexed into the city of Kuna & encompassed by new & recently platted residential & commercial subdivisions

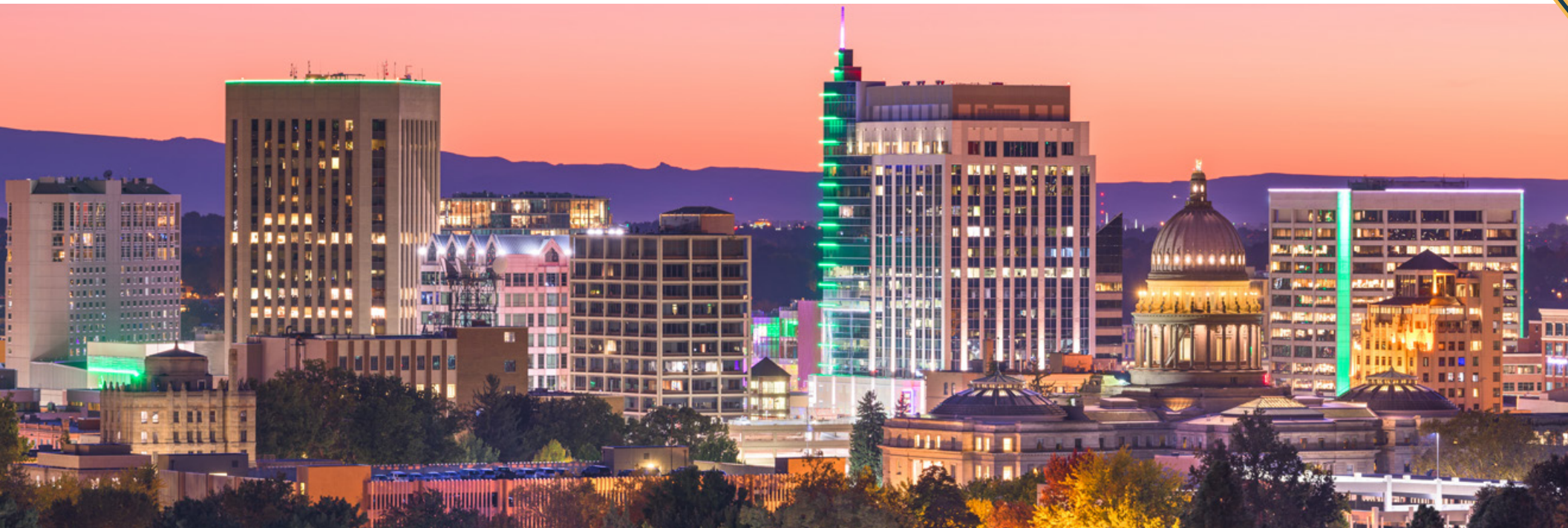
1, 3 & 5 MILE DEMOGRAPHICS



In the identified area, the current year population is 62,165. In 2020, the Census count in the area was 51,921. The rate of change since 2020 was 5.70% annually. The five-year projection for the population in the area is 70,933 representing a change of 2.67% annually from 2023 to 2028.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028. Esri converted Census 2000 data into 2010 geography.



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/regional-overview/>



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