

# Stonehenge Plaza Shops

1580 N Stonehenge Way

Meridian, Idaho 83642

## SPACE FOR LEASE



**PREMIUM RETAIL SPACE AVAILABLE!**

**\$22/SF Base Rent    \$6.22/SF NNN    All-In Monthly: \$3,240.05**

**GREAT LOCATION!**

**ANCOR TENANTS: GOODWILL, MERIDIAN HOME FURNISHINGS, DUTCH BROS**



Listed By: Kevin Sackett, Designated Broker

ROW Real Estate Services

6126 W State Street Suite 100 Boise, ID 83703

(208) 761-1911 kevin@rowreservices.com

FOR LEASE



**Base Lease Rate: \$22.00 SF**

**NNN Rate: \$6.22 SF**

**Year Built: 2007**

**Lot Size: 0.75 Acres    Zone: C-2**

**Suite 105: 1378SF**

**ADA Compliant Restroom**

**12 FT Roll Up Door, High Ceilings**

**Currently Retail Sales**



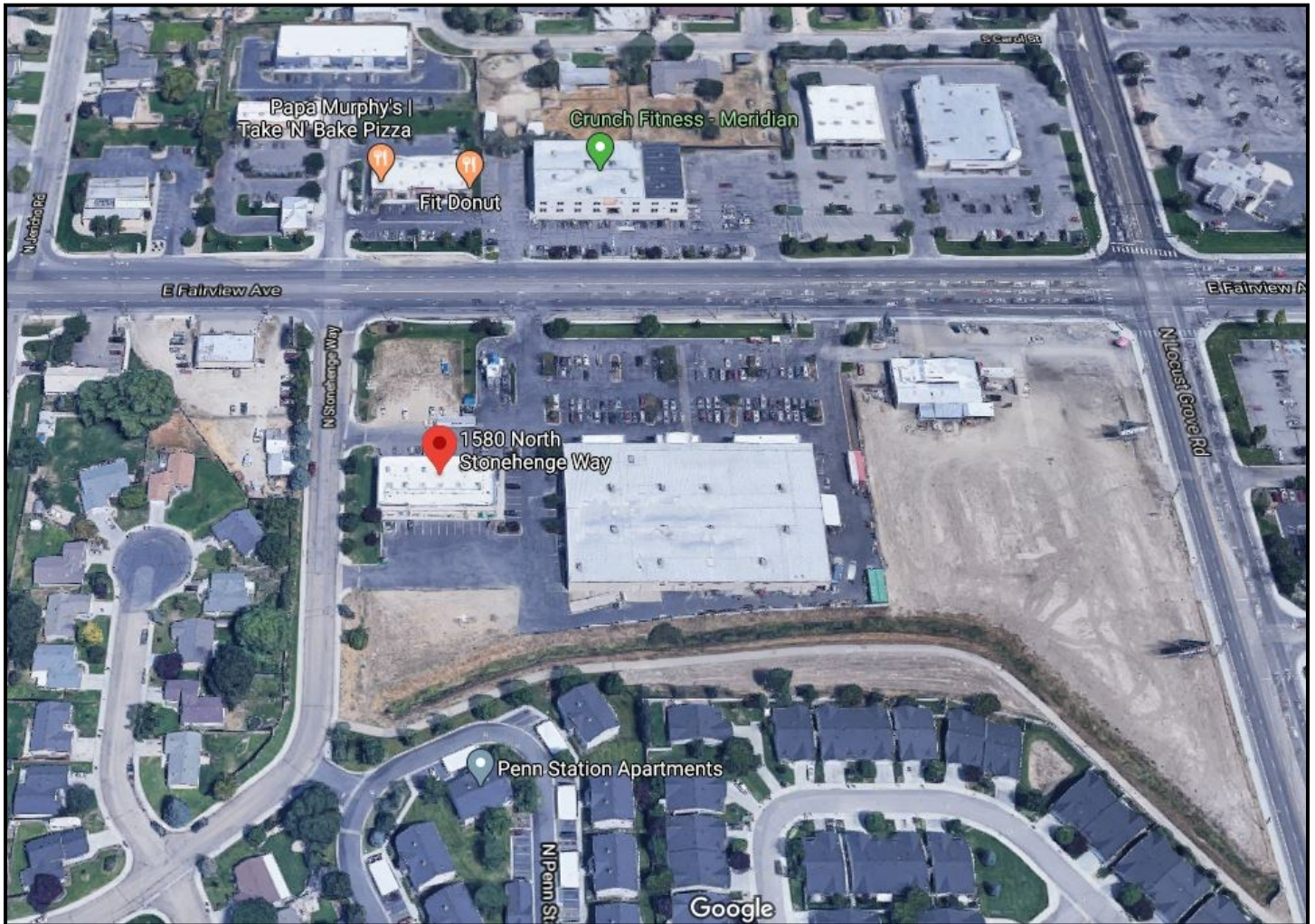
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**FOR LEASE**



# AERIAL MAP

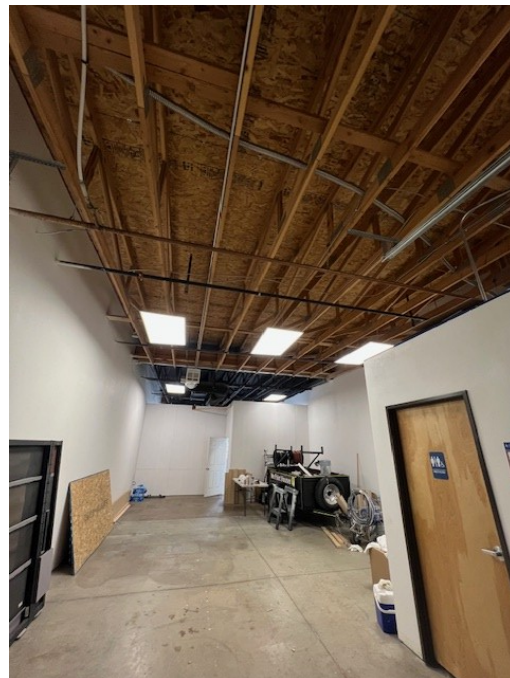
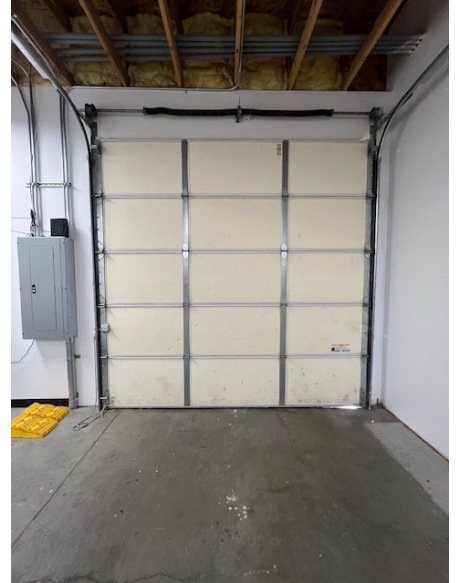
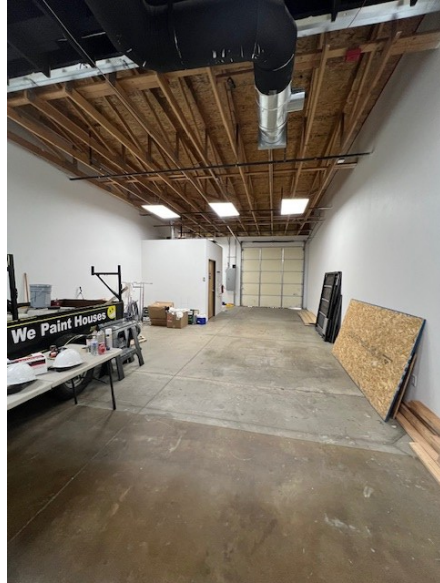


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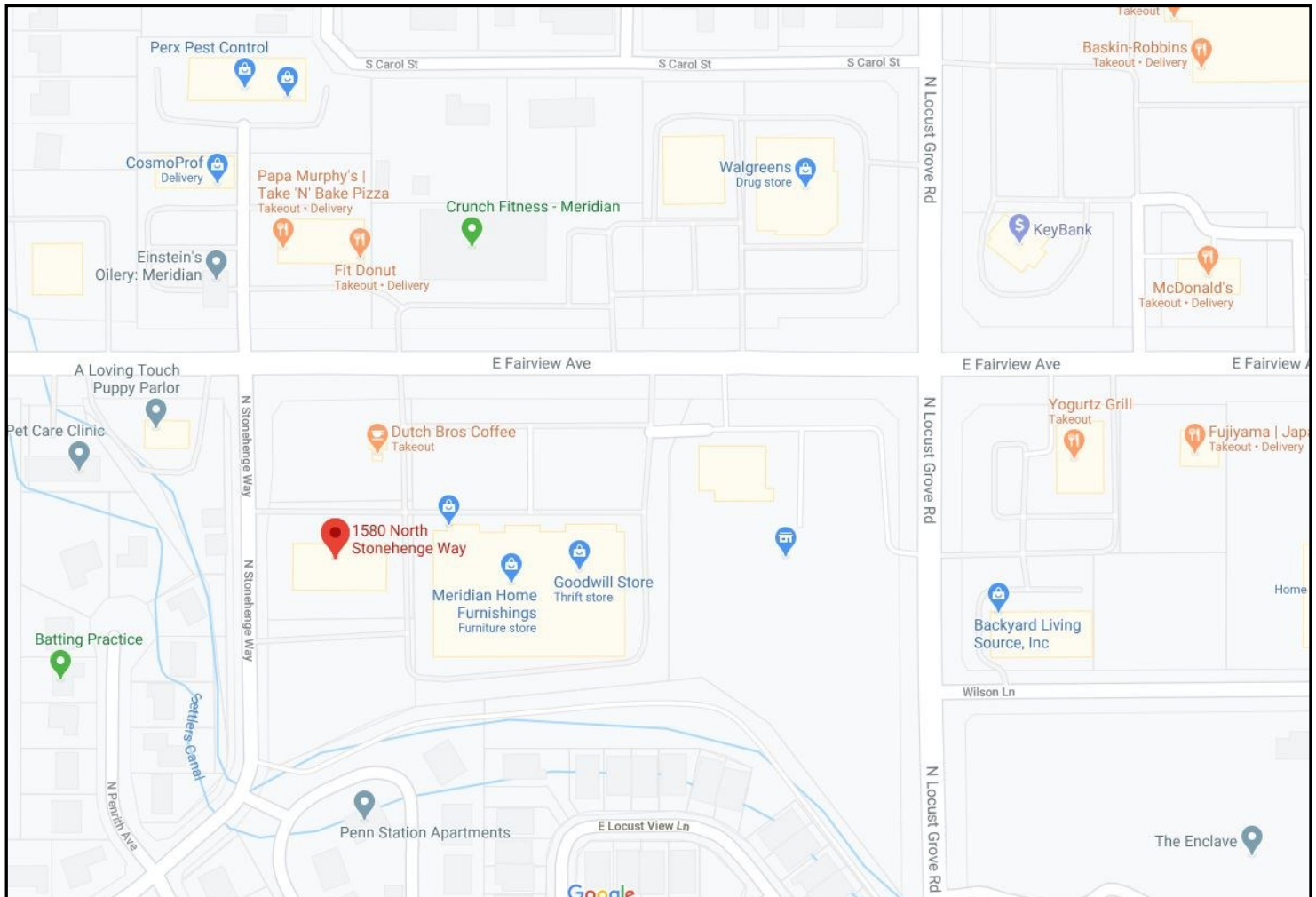
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# Interior Photos



# STREET MAP



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# Ada County, Idaho Demographics

Primary Cities: Boise, Garden City, Meridian, Eagle, Star, Kuna

Population: 481,587

Median Age: 37

Median Household Income: \$63,137

Poverty Rate: 9.7%

Number of Employees: 205,792

Median Property Value: \$242,300

Average Commute Time: 20.5 minutes

Ada County is one of the fastest growing areas in the entire US. Housing of all types are going up as fast as permits will allow and occupancy levels in most residential dwellings are at an all time high. The Stonehenge Plaza Shops are located in the west portion of Ada County in a commercial-residential zone area where residents from nearby neighborhoods can take a short walk and have access to shops, food, and entertainment. The ever popular Village of Meridian is located less than 2 miles to the east of the Stonehenge Plaza Shops. *This is all attracting tremendous residential development at high densities all around the Meridian metro area.*

Fairview Ave is one of the main east/west business routes between Boise and Nampa and offers traffic counts exceeding 33K cars/day (over 990K cars/month) at a very attractive speed limit for a retail business (35mph).



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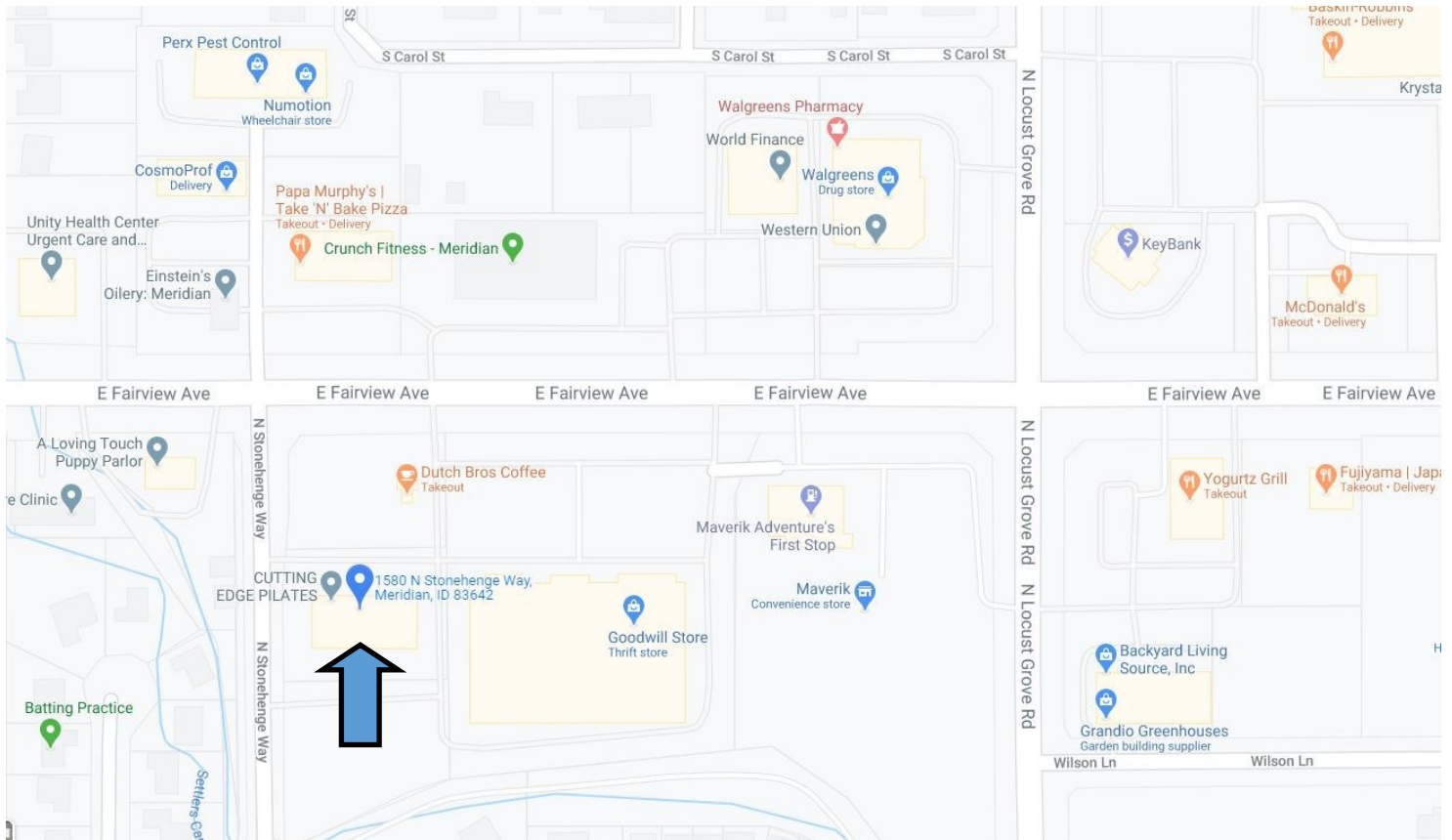
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# LOCAL BUSINESS MAP



The Stonehenge Plaza Retail Shops are currently occupied by Boise Black Rifle, Ruby Nail Spa, Canyon Vapors, and Scotties Donuts (Restaurant). These shops share a large 3.5+ Acre parking lot with Goodwill Industries, Meridian Home Furnishings, Adam & Eve Retail, and Dutch Bros coffee. A new Maverick gas station and convenience market is located at the corner of Locust Grove and Fairview. The parking lot has been recently resealed and striped.



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