

# TOK

COMMERCIAL

# 2391 E CINEMA DRIVE

COMMERCIAL DEVELOPMENT LAND | MERIDIAN, ID 83642



0.79 ACRES

OVERLAND RD

## PRICE REDUCED!

EXCELLENT  
DEVELOPMENT PARCEL  
SURROUNDED BY RAPID GROWTH

**JOHN STEVENS, CCIM**

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Prime development land rapidly growing south Meridian.

Directly adjacent planned multifamily development - Seasons at Meridian (711 Units) and Majestic Marketplace East shopping center with prominent anchor tenants such as Cinemark Majestic Cinemas and Harley Davidson High Desert.

Across from Mountain View High School (2,000+ students) and close proximity to Silverstone and El Dorado Parks (10,000+ employees).

3 minute drive to I-84 Eagle Road exit.

**PROPERTY SIZE**

0.79 Acres

**SALE PRICE**

**\$615,000**

**PRICE/SF**

\$17.84/SF

**ZONING**

C-G, General Commercial

**SUBMARKET**

South Meridian

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 2.5.2026

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St Luke's

TOPGOLF

EAGLE ROAD

TOWNEPLACE SUITES  
tru  
Hilton

MOE JOE'S  
JJ  
KeyBank

3 MIN DRIVE  
84

SEASONS AT MERIDIAN  
711 UNITS

ZONED COMMERCIAL

MOTOR HARLEY-DAVIDSON  
CYCLES

FULL ACCESS

HAPPY TERIYAKI  
THE Griddle  
Red's PUB & GRILL

Red Fort  
Cuisine of India

0.79 ACRES

27,000 VPD

the HUMAN BEAN

SONIC  
America's Drive-In

MEDIAN ENTRY

Domino's

CINEMARK  
MAJESTIC CINEMAS  
19 CINEMAS

Idaho Central  
CREDIT UNION

STRETCH LAB  
iRepair  
SUBWAY

Dutch Bros

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**MOUNTAIN VIEW HIGH SCHOOL**  
2,462 STUDENTS

**ZONED COMMERCIAL**

**0.79 ACRES**

**CELEBRATION AVE**

**OVERLAND RD**

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# RETAIL MAP



POPULATION  
**228,851**

5 MI. RADIUS



HOUSEHOLDS  
**87,135**

5 MI. RADIUS



MEDIAN HOUSEHOLD INC.  
**\$121,862**

5 MI. RADIUS

**STRONG DEMOGRAPHIC TRADE AREA**



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DEMOGRAPHICS	1MI.	3MI.	5MI.
POPULATION	6,593	82,424	218,130
AVG HH INCOME	\$157,588	\$131,312	\$124,739
HOUSEHOLDS	2,647	34,383	86,830
EMPLOYEES	5,748	34,873	70,593

● PLANNED RESIDENTIAL LOTS = **5,784**

SITE

5MI.

3MI.

1MI.