

RETAIL FOR LEASE

413 INNOVATION LN MERIDIAN ID, 83642



Join Blaze Pizza, Costa Vida, and Churro Bros. In this high-visibility, newly developed retail strip in Idaho's fastest-growing top retail corridor, Ten Mile Rd

1702 SF Retail

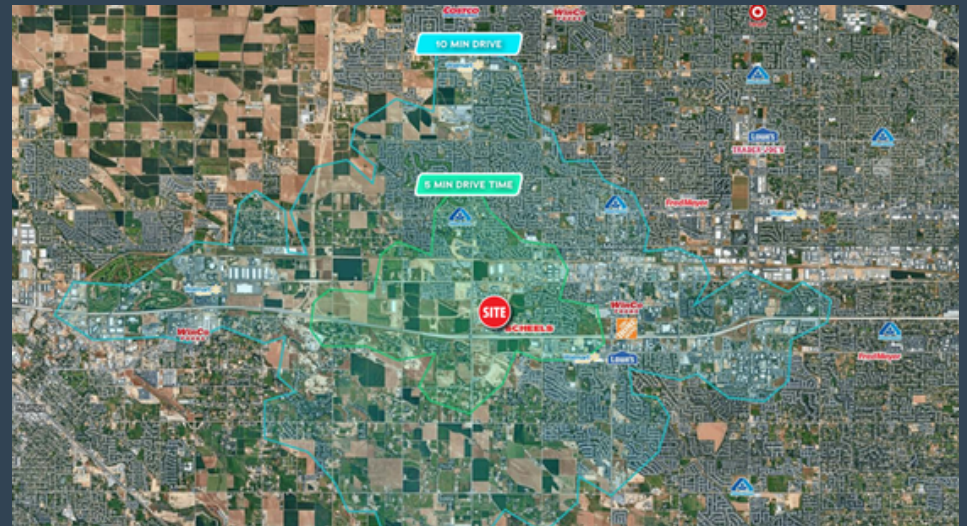
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FOR LEASE FAST FOOD

413 Innovation Ln Meridian ID, 83642

- Anchored by Scheels Sporting Goods
- 122 Acre Mixed Use Development
- 1702 SF inline space available
- Located in the fast growing city Meridian off of the newly constructed Ten Mile Interchange
- Site positioned at the geographic center of the region's population
- Ten Mile Road and Franklin Road both have recently been widened and construction is complete

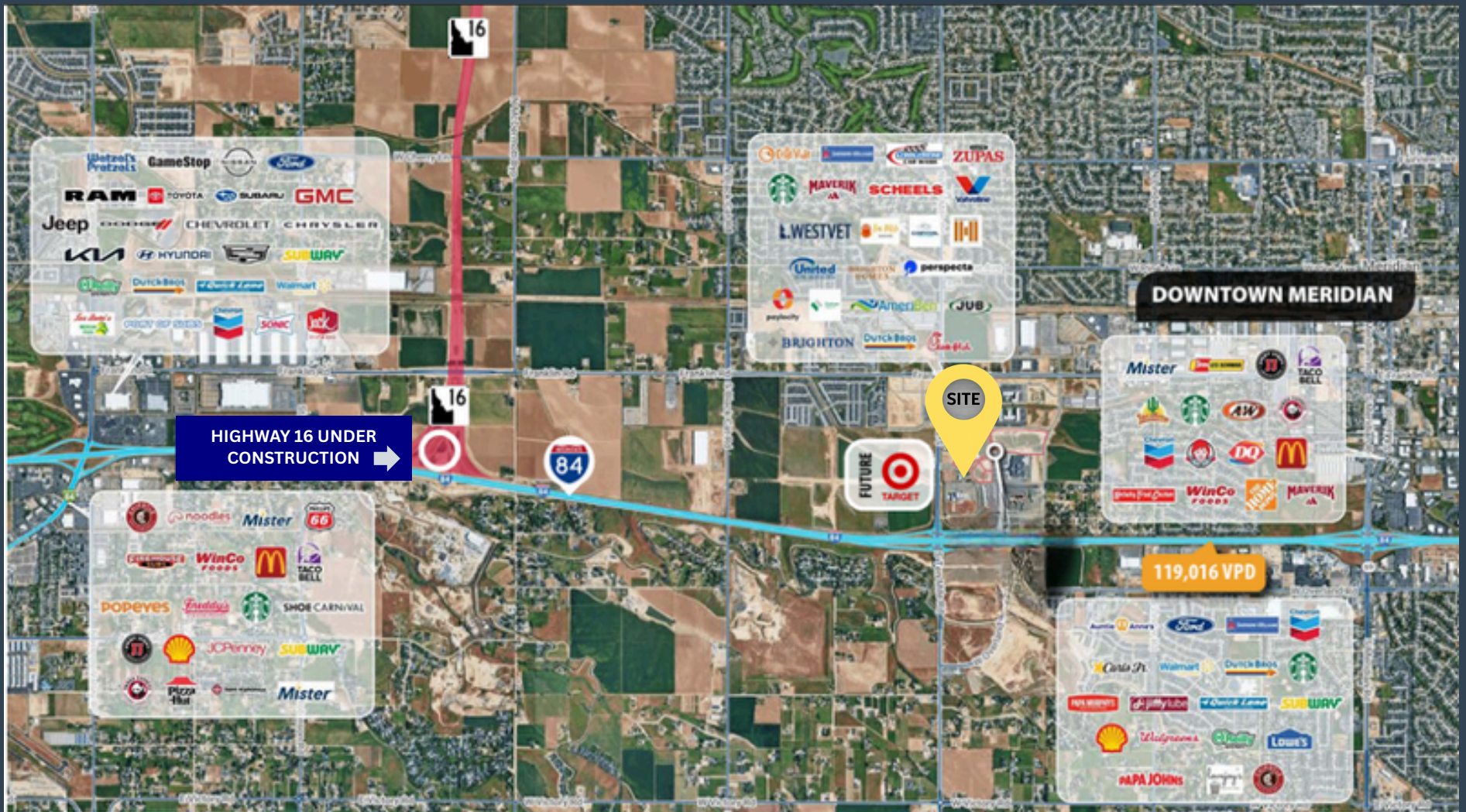


GOOGLE STREET VIEW

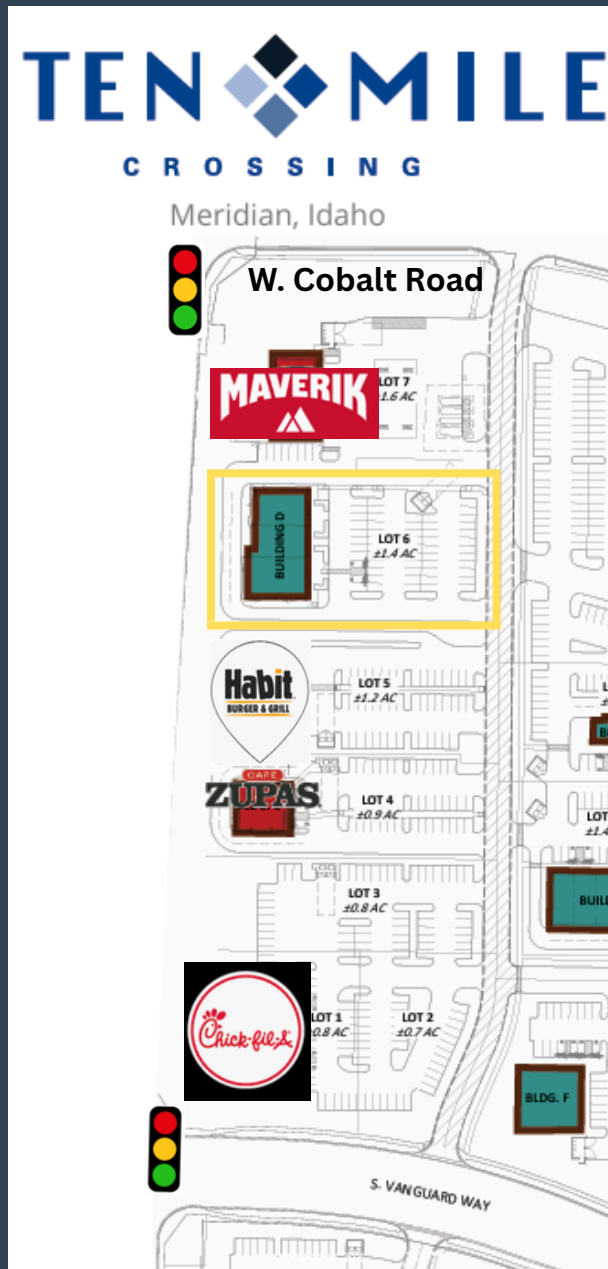
GOOGLE AERIAL



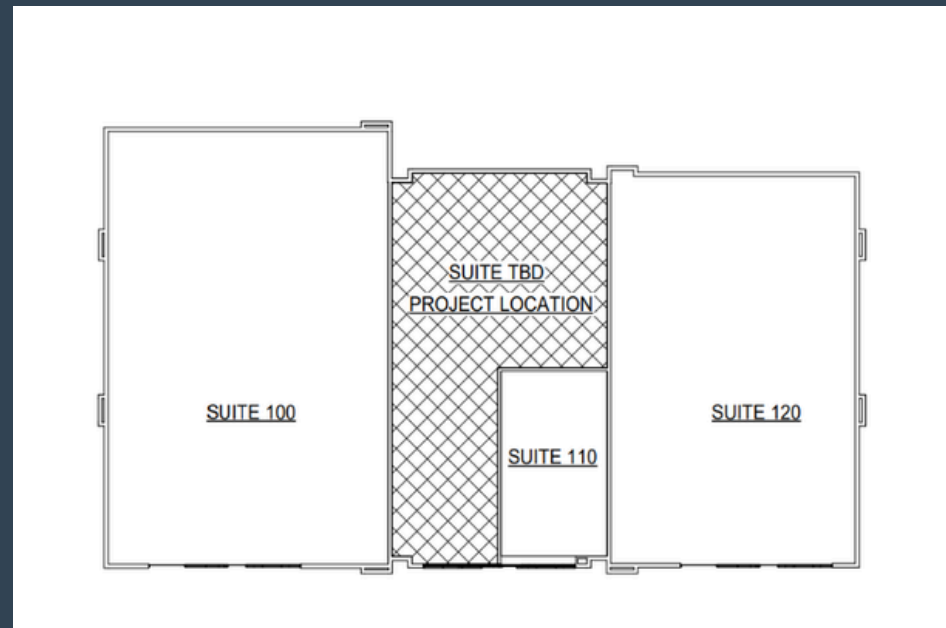
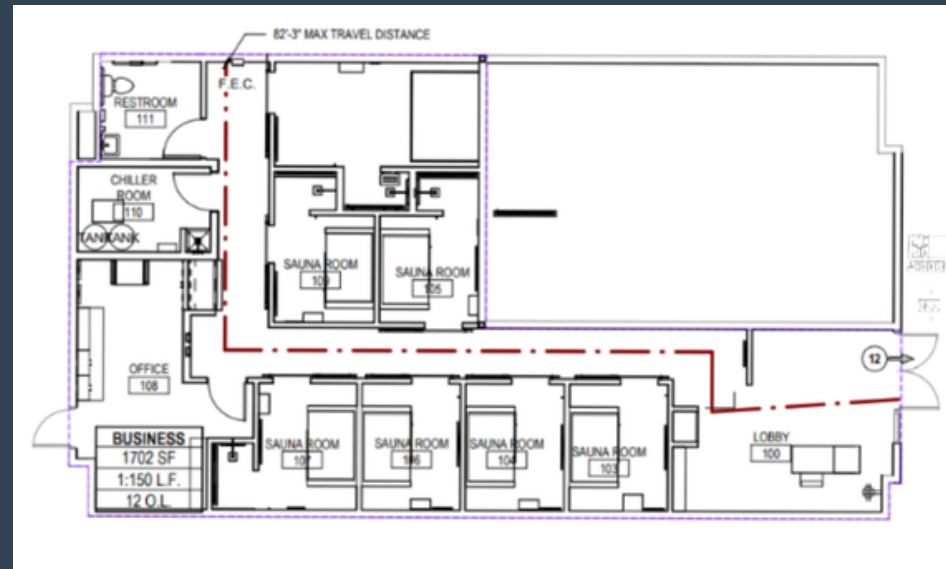
Trade Area Map



SITE PLAN



SAMPLE SPACE PLAN



DEMOGRAPHIC SNAPSHOT

POPULATION GROWTH

Radius	2024 Population	2029 Projection	Growth Trend
1 Mile	6,463	7,007	Rapid near-term growth
3 Miles	58,783	61,889	Stable regional growth
5 Miles	155,568	165,263	Large and expanding population base

HOUSEHOLD PROFILE

Radius	2024 Households	2029 Projection	Avg HH Size
1 Mile	2,513	2,740	2.6
3 Miles	21,594	22,829	2.7
5 Miles	55,008	58,668	2.7

The trade area contains a large and growing base of households, supporting strong retail and service demand.

Ownership Mix (3-mile radius)

70% Owner Occupied

30% Renter Occupied

MEDIAN HOME VALUES

Radius	Median Home Value
1 Mile	\$ 473,425
3 Miles	\$ 476,003
5 Miles	\$543, 745

INCOME & SPENDING POWER

Residents in the trade area show strong purchasing power, with household incomes well above national averages.

Radius	Avg Household Income	Median Household Income
1 Mile	\$92,126	\$84,484
3 Miles	\$107,468	\$89,545
5 Miles	\$123,015	\$99,772

The area includes a well-educated workforce and professional population.

Consumer Spending Potential

Radius	Total Consumer Spending
1 Mile	\$88.7 Million
3 Miles	\$801.1 Million
5 Miles	\$2.2 Billion

Education & Demographics

Metric (3-mile radius)	Value
Bachelor's Degree or Higher	31%
Median Age	38.7
Average Household Vehicles	2

Employment Base

Radius	Employess	Businesses
1 Mile	1,314	202
3 Miles	24,670	2,987
5 Miles	60,580	8,339

Major Employment Sectors

- Service industries
- Education & health services
- Professional & business services
- Trade, transportation & utilities

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