



EAGLE/VICTORY PADS

SOUTH EAST CORNER OF VICTORY & EAGLE RD, MERIDIAN, ID 83642

LAND
FOR SALE



PROPERTY INFORMATION:

Sale Price: **\$500,000 per Lot/Pad**

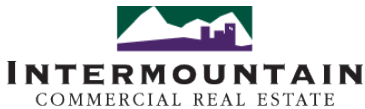
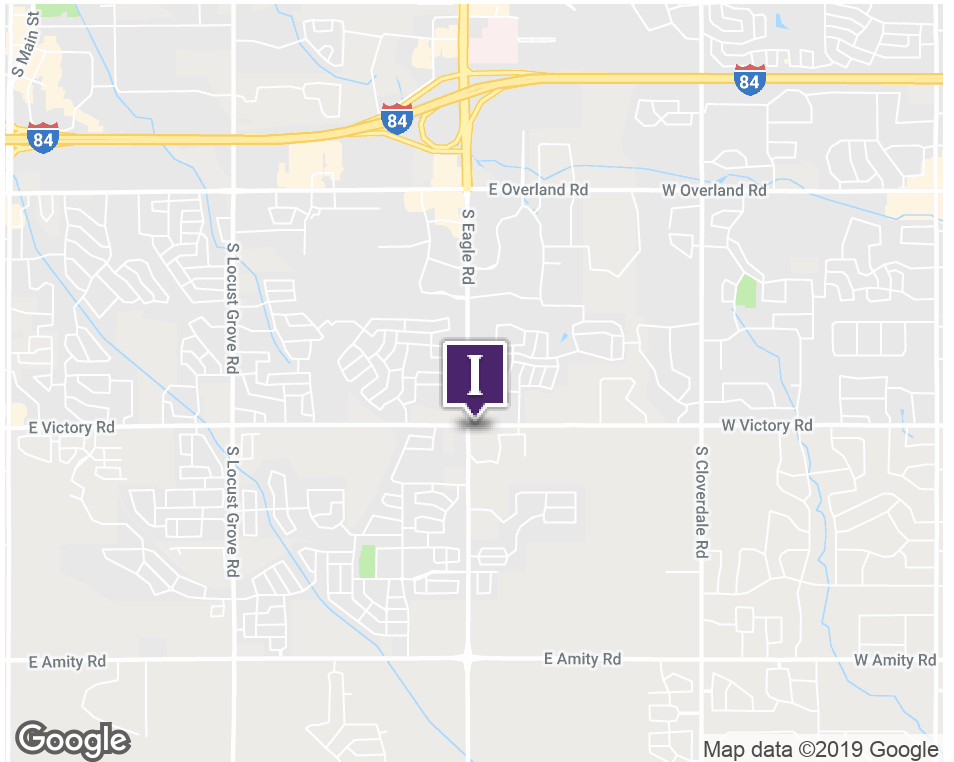
Lot Size: **Lot 1 (Blk 1) +/- 0.84 acres,
+/- 39,590 sf**

**Lot 3 (Blk 1): +/- 1.06 acres,
+/- 46,173 sf**

Market: **Meridian**

Cross Streets: **S Eagle Rd & E Victory Rd**

Traffic Count: **Eagle Rd. - 17,836 vehicles
Victory Rd. - 12,263 Vehicles**



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

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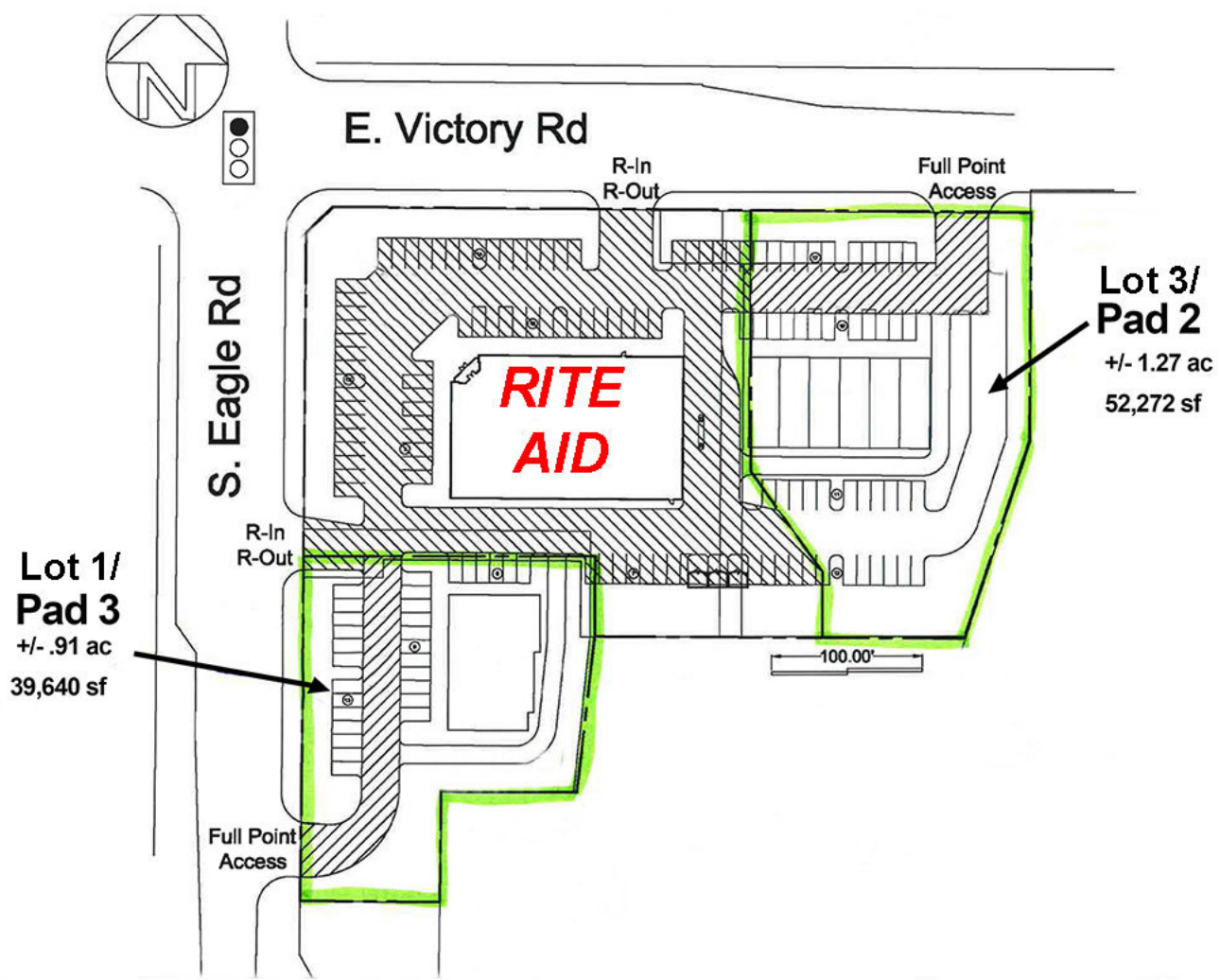


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PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

- Site Anchored by Rite-Aid
- Two (2) separate high visibility pads for retail or office use
- Full Point Access into each pad
- Cross access and parking easements in place
- Ready for development



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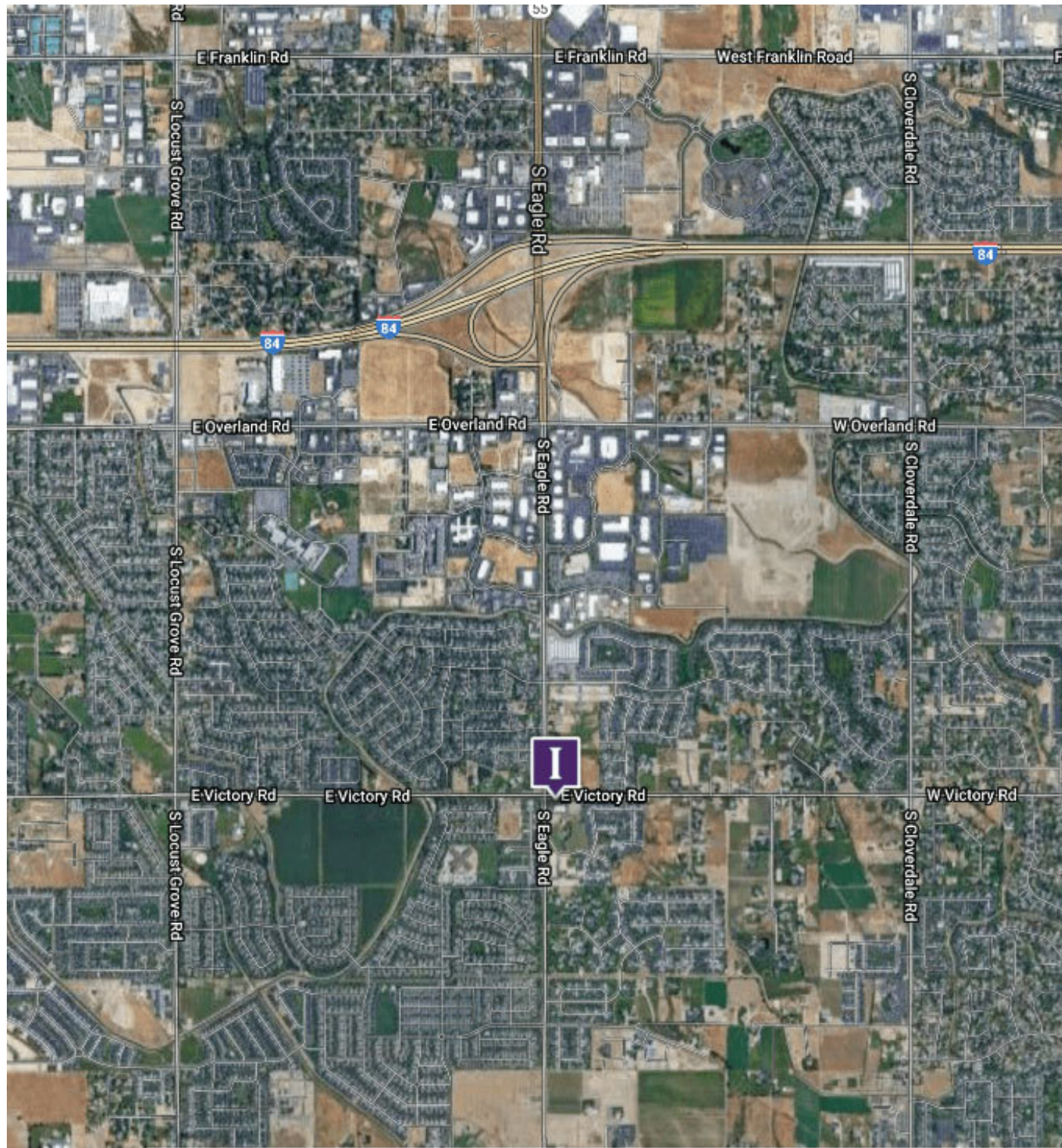
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AERIAL MAP



LAND



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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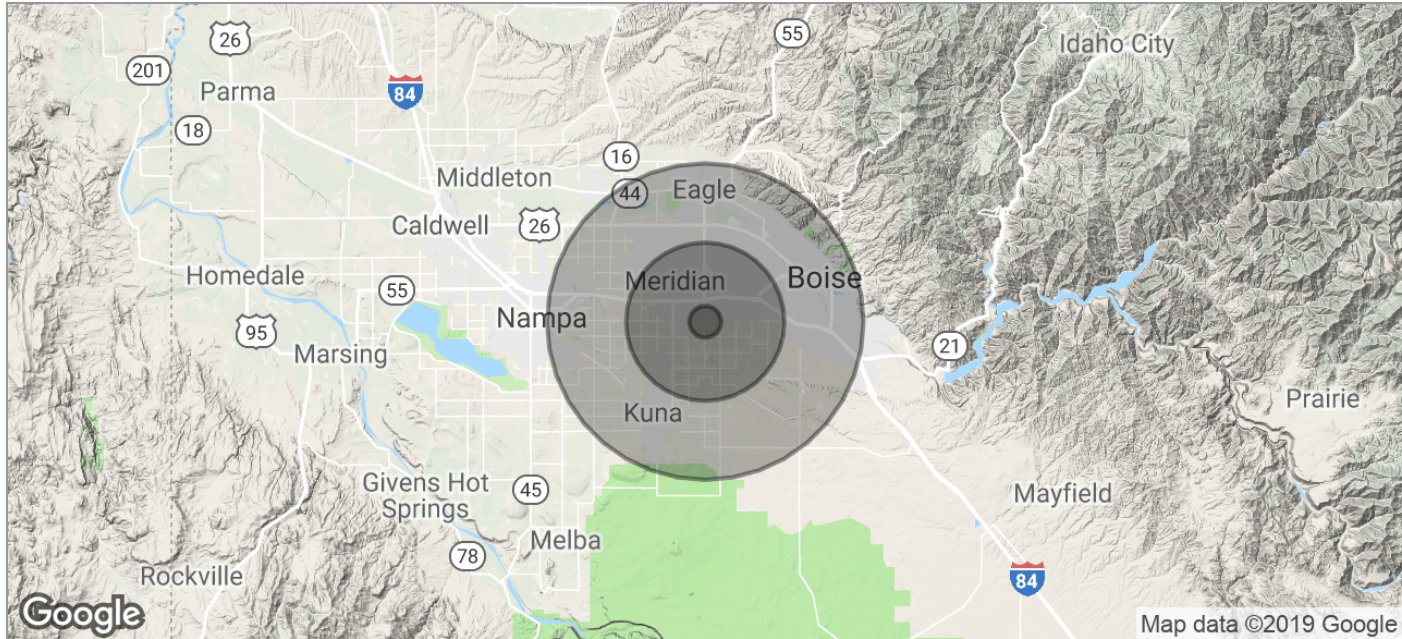
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,366	127,514	396,105
MEDIAN AGE	35.3	33.4	34.6
MEDIAN AGE (MALE)	35.2	32.9	34.2
MEDIAN AGE (FEMALE)	35.6	34.0	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	794	45,490	150,214
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$94,792	\$71,854	\$68,498
AVERAGE HOUSE VALUE	\$303,859	\$228,254	\$231,730

* Demographic data derived from 2010 US Census

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