

FOR SALE OR BUILD-TO-SUIT  
OWNER/USER OR REDEVELOPMENT OPPORTUNITY

# 1505 N MAIN STREET

MERIDIAN, ID 83642



MERIDIAN RD  
18,039 VPD

FAIRVIEW AVE  
27,484 VPD

SITE

7,594 VPD

MAIN STREET



**TOK**  
COMMERCIAL

SALE PRICE: **\$875,000**  
CONTACT AGENTS FOR BTS INFORMATION



HOLLY CHETWOOD, CCIM  
208.947.0827 | holly@tokcommercial.com



PETER OLIVER, CCIM, SIOR  
208.947.0816 | peter@tokcommercial.com



## PROPERTY DETAILS

<b>Property Address</b>	1505 N Main Street Meridian, ID 83642
<b>Property Description</b>	Retail/Office/BTS
<b>Building Size</b>	Front Bldg: 1,400 SF Back Bldg: 1,017 SF 2,417 Total SF
<b>Lot Size</b>	0.53 Acres
<b>Zoning</b>	C-C ( <u>Community Business</u> )
<b>Parking</b>	Ample
<b>Signage</b>	Monument
<b>Sale Price</b>	\$875,000
<b>Build-to-Suit</b>	Contact Agent

## PROPERTY HIGHLIGHTS

Positioned within a thriving retail corridor near Cherry Plaza and Meridian City Hall, surrounded by established businesses and daily traffic drivers.

Exceptional access and visibility along Main Street with seamless connectivity to I-84 and strong two-way traffic exposure.

Prominent Main Street Presence featuring existing buildings, offering immediate utility with long-term redevelopment upside.

Flexible For Sale or Build-to-Suite Opportunity suites for retail, office, or a customized development vision.

Strategically Located within an Opportunity Zone providing potential tax advantages.

Rare 0.53 acre infill opportunity in the heart of Meridian's rapidly growing downtown core.

General commercial zoning allows for a broad range of commercial uses and future flexibility.

# 1505 N MAIN STREET

OFF OF PRIMARY MERIDIAN ARTERIAL



**SITE**

**MERIDIAN & FAIRVIEW**

CALIBER COLLISION   metro by T-Mobile   cricket   BLIMPie   Albertsons   WELLS FARGO

Jiffy lube   SUBWAY   BURGER KING   Jack in the box   AutoZone   Planet Fitness

BIG TIRES   Little Caesars   HUMAN & BEAN   boost mobile

**DOWNTOWN MERIDIAN**

TE   tribute media   UNBOUND LIBRARY

BEAUTE HAUS   BARCLAY HILL   COMMON   HERITAGE

**CITY OF MERIDIAN, COMMUNITY BUSINESS**

The C-C (Community Commercial) district is intended to accommodate a broad range of retail, service, office, and entertainment uses that serve surrounding neighborhoods and the broader community. This district is designed to support well-integrated commercial centers and corridors with convenient access for vehicles, bicycles, and pedestrians. In some cases, residential uses may be considered as part of a mixed-use development, such as housing above ground-floor commercial space, subject to applicable city standards and approval.

**OPPORTUNITY ZONE**

The property is located within a designated Opportunity Zone in Meridian, Idaho, providing investors with the potential to defer and reduce capital gains taxes while benefiting from possible tax-free appreciation on long-term investments. This designation can significantly enhance overall returns, making the site especially attractive for developers and investors seeking both near-term growth and long-term value creation.

**C-C ZONING INFO**

**OPPORTUNITY ZONE INFO**



POPULATION  
**13,950**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**0.8%**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$94,814**  
1 MI. RADIUS



POPULATION  
**103,557**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.7%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$133,127**  
3 MI. RADIUS



POPULATION  
**208,720**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.0%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$139,280**  
5 MI. RADIUS



**TOK**  
COMMERCIAL