



FOR LEASE
NEWLY CONSTRUCTED | AVAILABLE NOW

TEN MILE DRIVE-THRU

3103 W MILANO DR. | MERIDIAN, IDAHO 83646



HOLLY CHETWOOD, CCIM | 208.947.0827

PETER OLIVER SIOR, CCIM | 208.947.0816



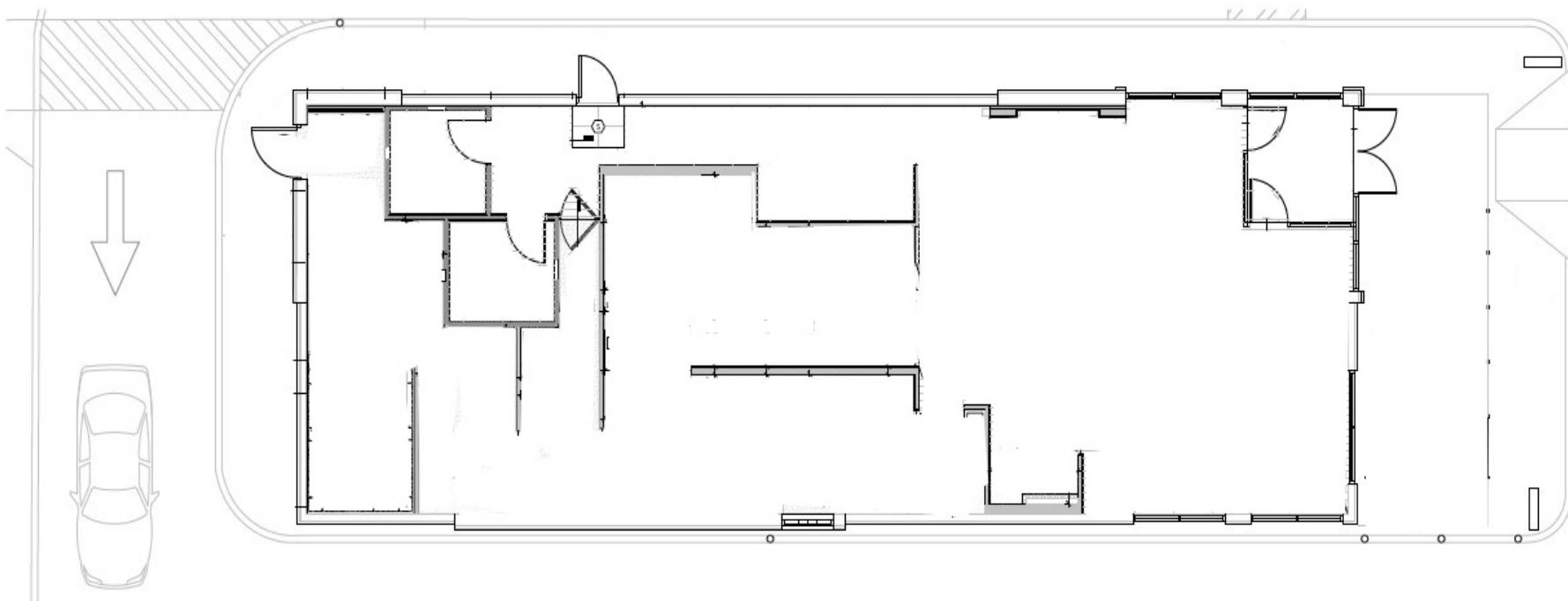
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Available immediately
- Strong visibility and easy access
- Newly constructed retail building
- Ideal for bank, credit union, or financial services
- Modern construction with efficient building layout
- Former restaurant with existing drive-through in place
- Drive-through configuration supports high-volume customer use

LEASE RATE:	\$50/SF
LOT SIZE:	0.52 ACRES
BUILDING SIZE:	2,548 SF
BLDG TYPE:	RETAIL/OFFICE
LEASE TERM:	10+ YEARS
PARKING:	AMPLE
ZONING:	C-G
YEAR BUILT:	2024
LEASE TYPE:	NNN

FOR LEASE
TEN MILE DRIVE- THRU
FLOOR PLAN



FOR LEASE
TEN MILE DRIVE- THRU

HIGH VISIBILITY SIGNAGE | EASY INGRESS AND EGRESS



FOR LEASE

TEN MILE DRIVE-THRU

EXTERIOR PHOTOS



FOR LEASE

TEN MILE DRIVE-THRU

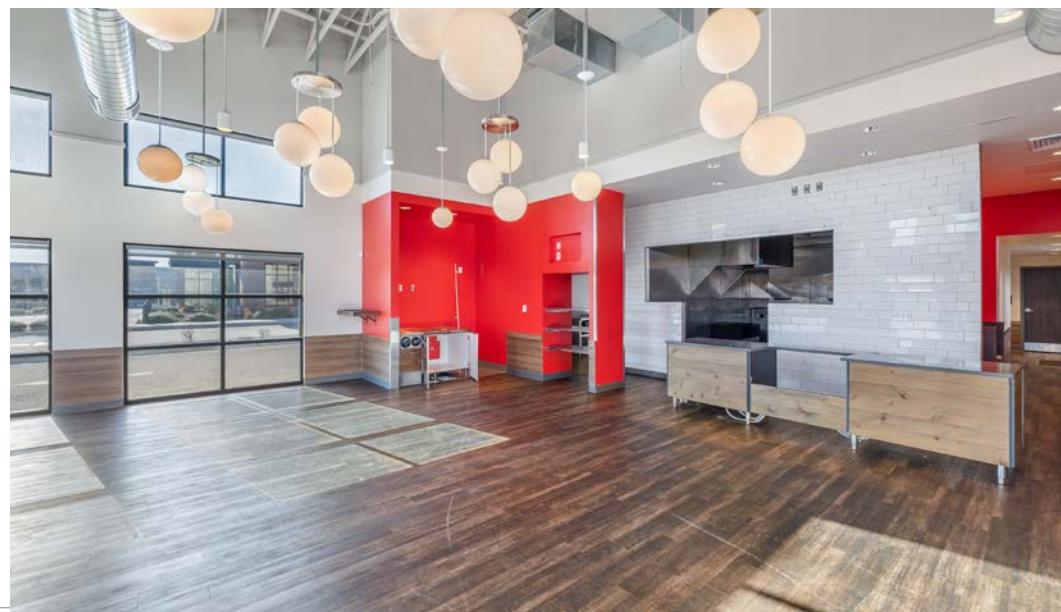
EXTERIOR PHOTOS



FOR LEASE

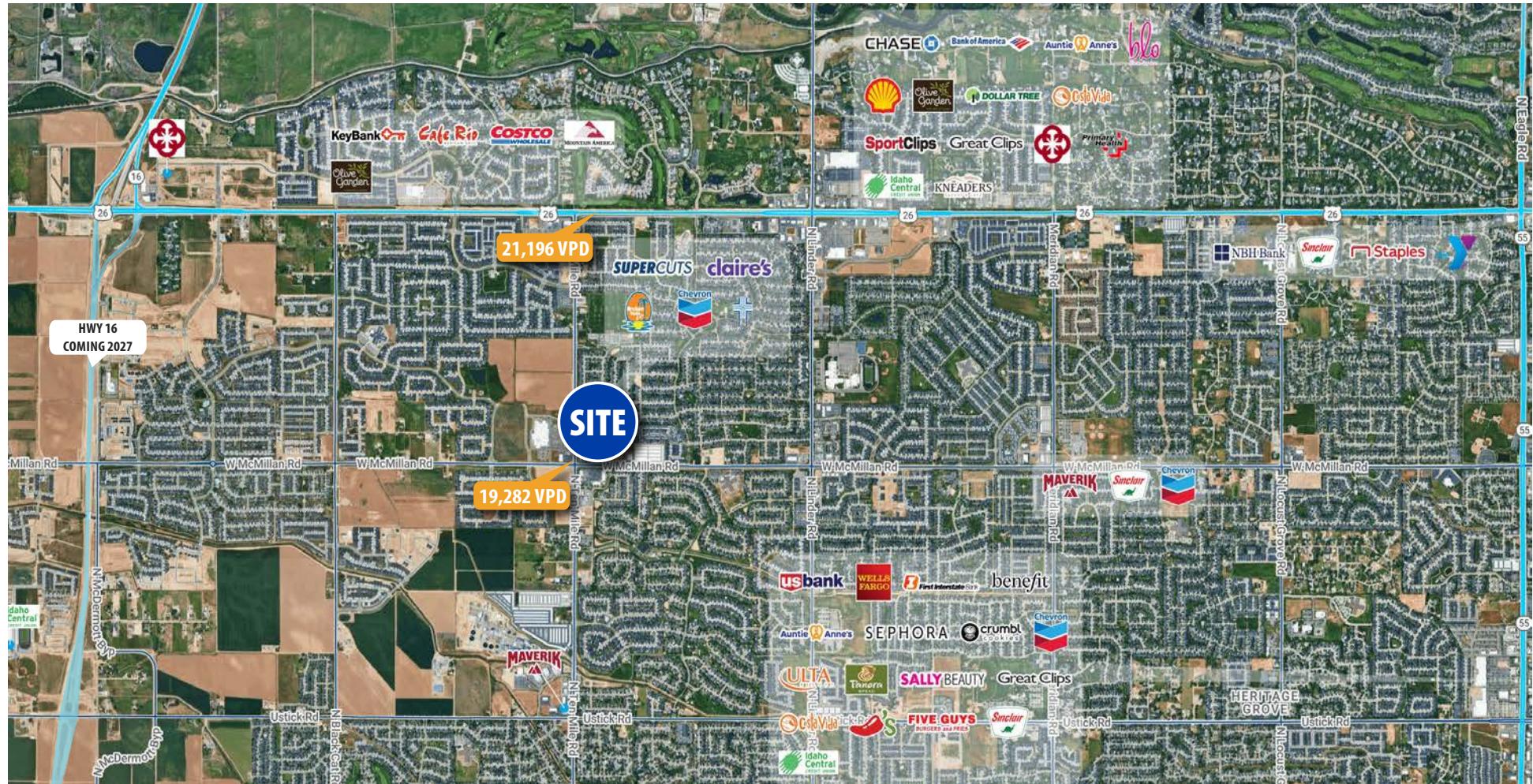
TEN MILE DRIVE-THRU

INTERIOR PHOTOS



TEN MILE DRIVE-THRU

McMILLAN / TEN MILE AERIAL



1 MILE RADIUS



POPULATION

11,875

1 MI. RADIUS



HISTORIC ANN. GROWTH

2,373

1 MI. RADIUS



AVG. HOUSEHOLD INC.

\$169,153

1 MI. RADIUS

3 MILE RADIUS



POPULATION

75,123

3 MI. RADIUS



HISTORIC ANN. GROWTH

8,518

3 MI. RADIUS



AVG. HOUSEHOLD INC.

\$148,237

3 MI. RADIUS

5 MILE RADIUS



POPULATION

159,037

5 MI. RADIUS



HISTORIC ANN. GROWTH

19,672

5 MI. RADIUS



AVG. HOUSEHOLD INC.

\$142,715

5 MI. RADIUS