



FOR LEASE
NEWLY CONSTRUCTED | AVAILABLE NOW

TEN MILE DRIVE-THRU

3103 W MILANO DR. | MERIDIAN, IDAHO 83646



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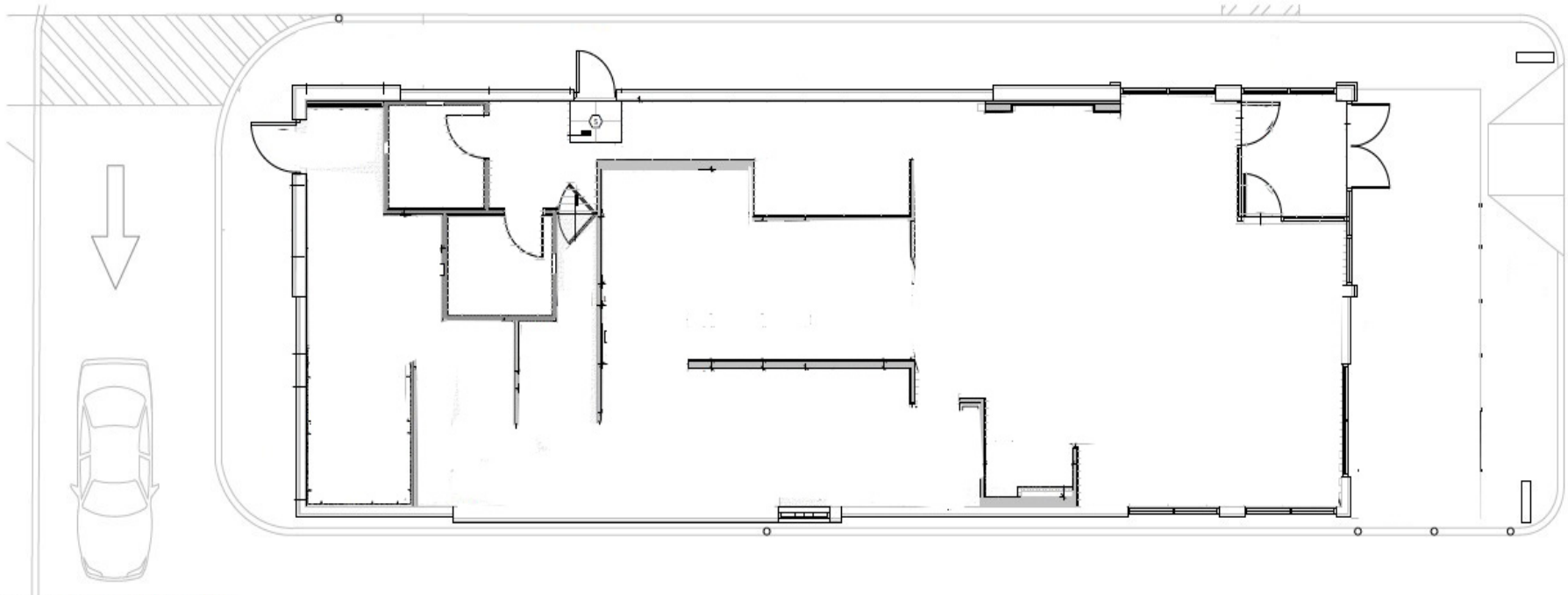
PROPERTY HIGHLIGHTS

- 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

PROPERTY SUMMARY

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



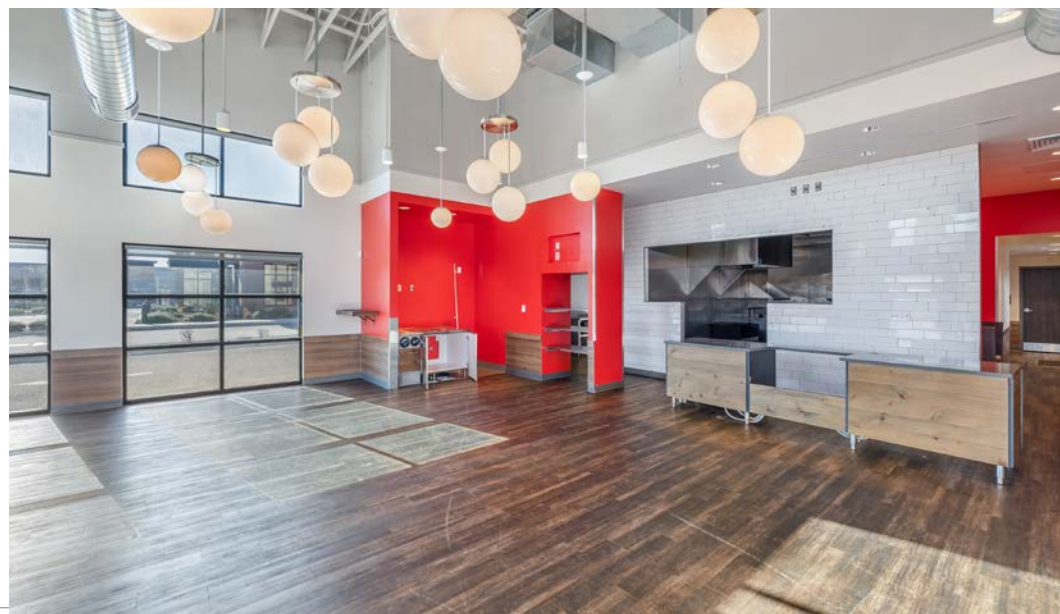
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TEN MILE DRIVE-THRU

EXTERIOR PHOTOS

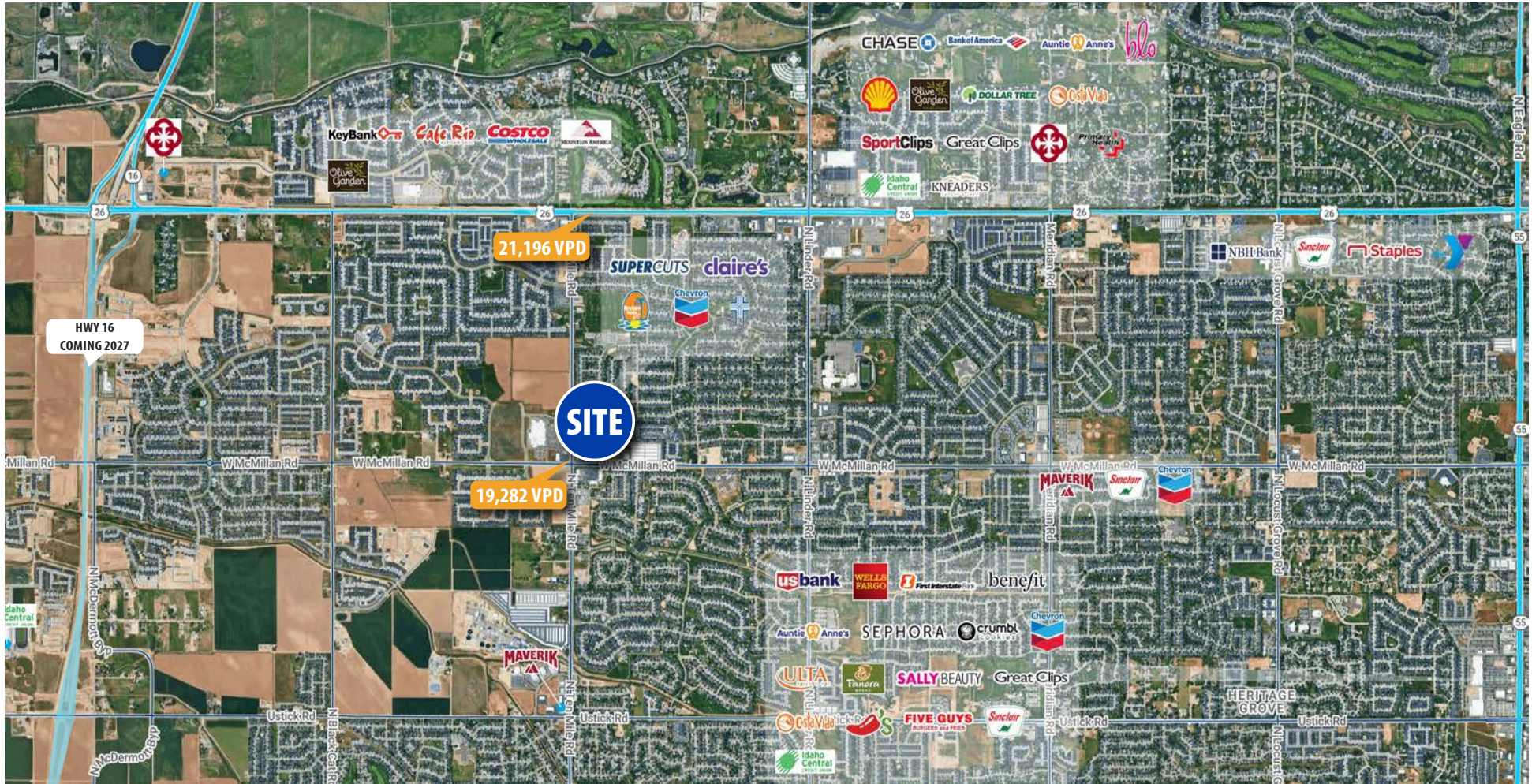


FOR LEASE
TEN MILE DRIVE-THRU

INTERIOR PHOTOS



FOR LEASE
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