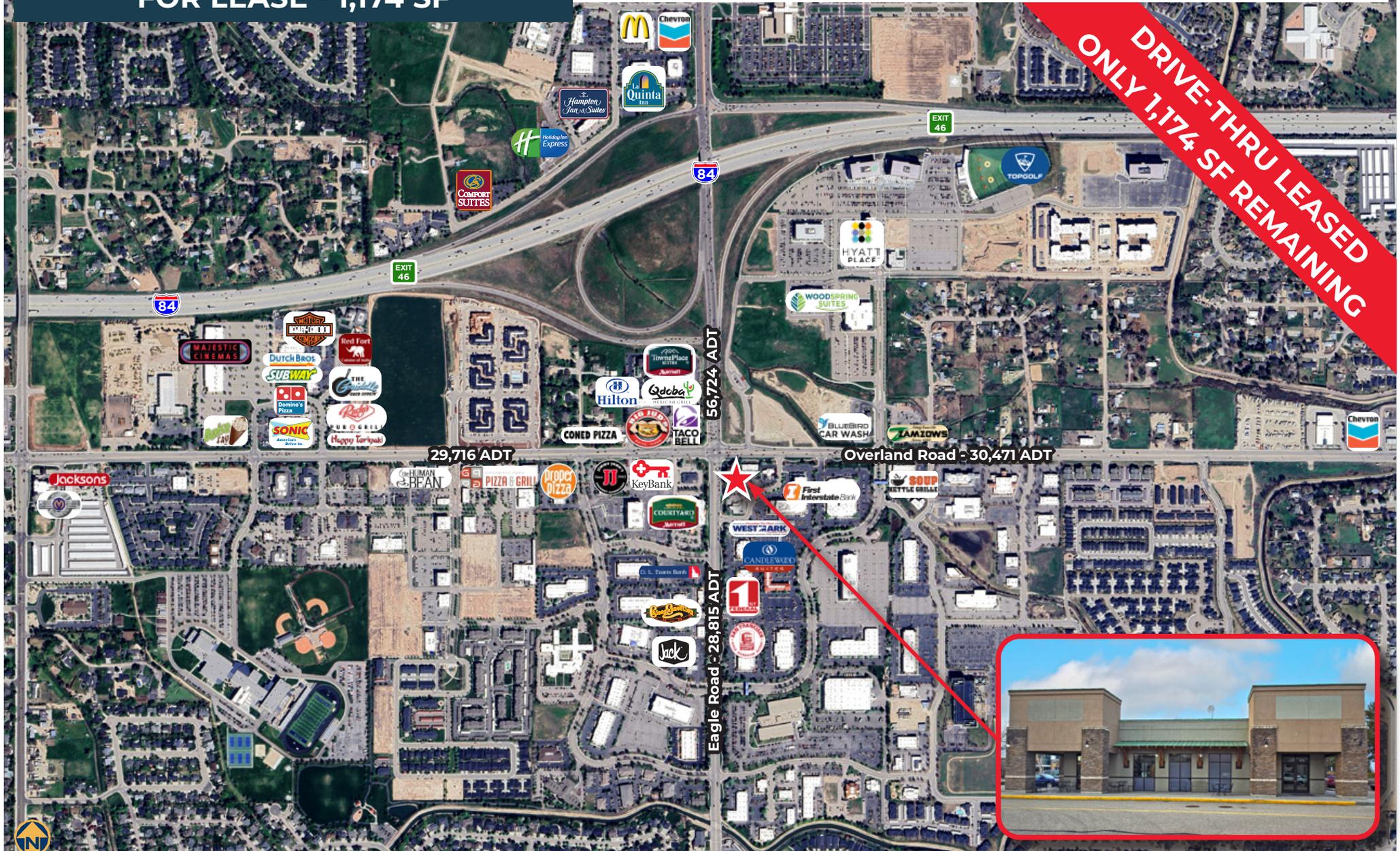


EAGLE & OVERLAND RETAIL SPACE

FOR LEASE - 1,174 SF

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642

**DRIVE-THRU LEASED
ONLY 1,174 SF REMAINING**



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SUMMIT
COMMERCIAL
REAL ESTATE GROUP

EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



PROPERTY HIGHLIGHTS

- | | | | |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | SPACE 1 - LEASED - NEW COFFEE SHOP
SPACE 2 - 1,174 SF AVAILABLE |  | CITY OF MERIDIAN-C-C ZONING |
|  | LEASE RATE & TERMS NEGOTIABLE |  | EAGLE ROAD FRONTAGE - 28,815 ADT
OVERLAND ROAD FRONTAGE - 30,471 ADT |
|  | RETAIL OR SALES OFFICE USE |  | SURROUNDED BY RETAILERS, RESTAURANTS,
& PROFESSIONAL SERVICE PROVIDERS |
|  | 30 ON-SITE STALLS - 7.2/1,000 SF |  | DEDICATED ENTRY, PATIO AREA, SALES
COUNTER, MULTIPLE SIGNAGE AREAS |

LISTING DETAILS

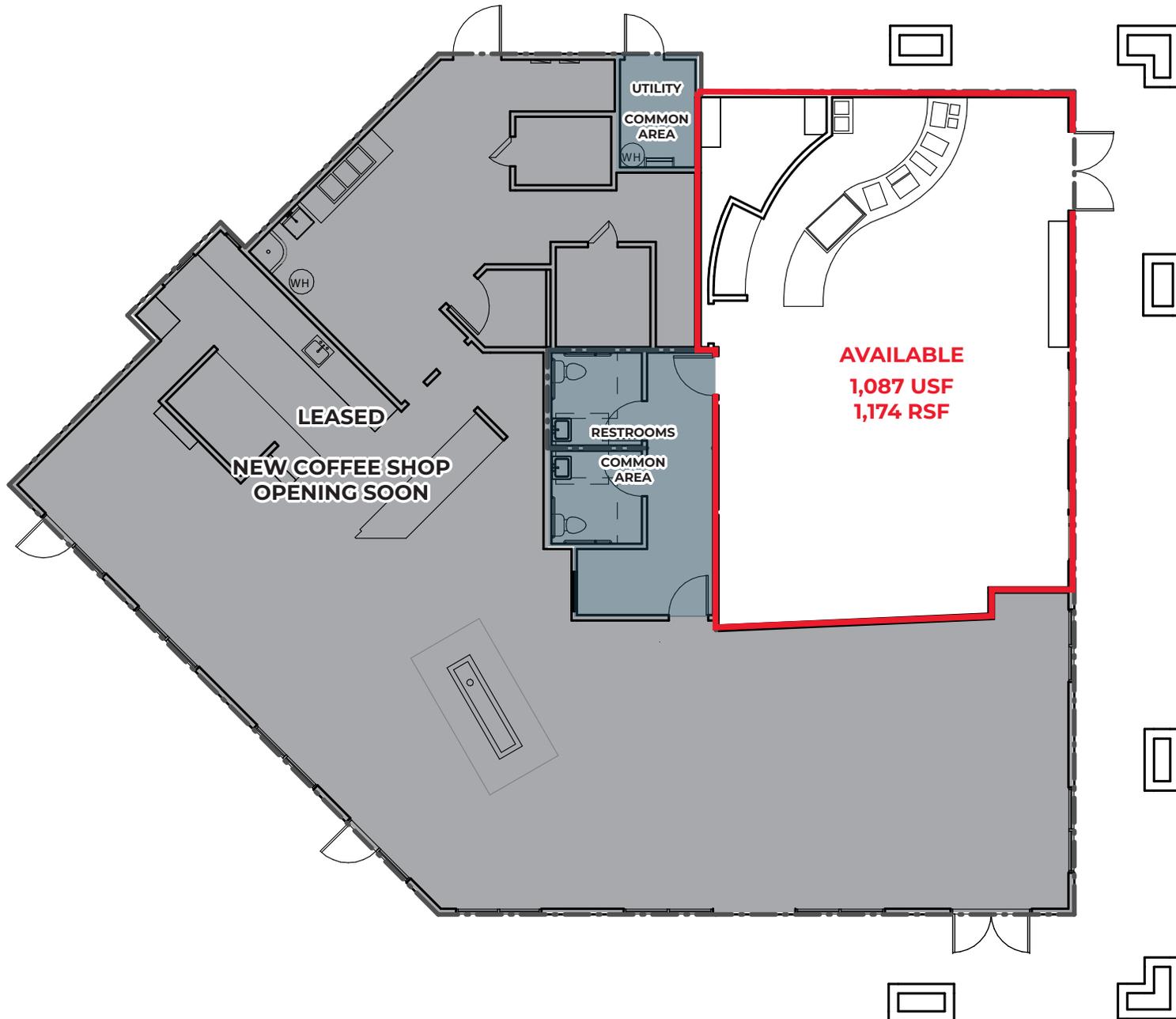
- Retail space available for lease on the signalized hard corner of Eagle & Overland Roads - [Google Map View](#)
- **Former Lucky Perk coffee space leased** - tenant name announcement coming soon - 1,174 SF remaining
- Amenities include dedicated entry, large open sales floors, large storefront glass, sales counter, 2 common area restrooms, on-site parking, building & monument signage areas, patio area, and access from both Eagle & Overland Roads
- Potential uses include retail sales, office, & other service related uses
- Surrounding retailers, restaurants and traffic generators include the Silverstone & El Dorado business parks, Courtyard by Marriott, Topgolf, Hyatt Place, WoodSpring Suites, TownePlace Suites, Taco Bell, Jimmy John's, Jack in the Box, Chicago Connection
- Located at Interstate 84 exit 46, between Meridian Road & the Flying Y / I184 Connector leading to downtown Boise
- Strong demographics - 54,116 employees within a 3 mile radius, & 79,355 employees within a 10 minute drive-time
- Contact agents to discuss negotiable lease rate, terms, tenant improvement allowance, potential uses, & to schedule a walk-through today!

EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



EXISTING FLOOR PLAN - 1,174 SF REMAINING
DRIVE THROUGH COFFEE SHOP SPACE LEASED



EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



EAGLE & OVERLAND RETAIL SPACE FOR LEASE
1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



EAGLE ROAD MONUMENT SIGNAGE



OVERLAND ROAD MONUMENT SIGNAGE

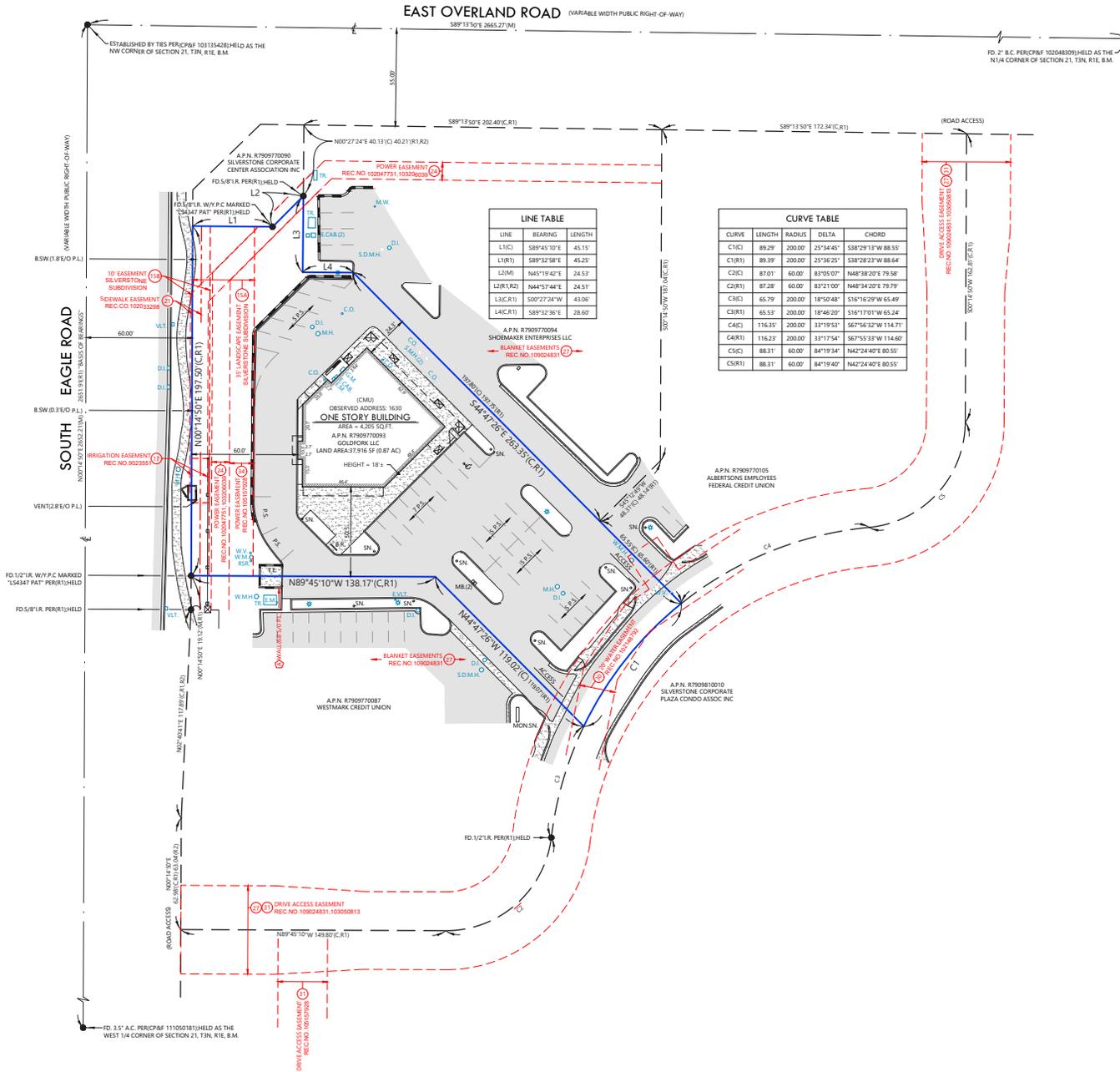


EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



4,167 SF BUILDING ON 0.87 ACRES WITH 30 ON-SITE PARKING STALLS AND EXISTING DRIVE THROUGH



LEGEND

- B.R. BIKE RACK
 - B.S.W. BACK OF SIDEWALK
 - (C) CALCULATED DATA
 - C.L. CENTER LINE
 - C.O. CLEAN OUT
 - D.I. DRAIN INLET
 - E.CAB. ELECTRIC CABINET
 - E.M. ELECTRIC METER
 - E.VLT. ELECTRIC VAULT
 - FD. FOUND
 - G.M. GAS METER
 - I.R. IRON ROD
 - (M) MEASURED DATA
 - M.H. MAN HOLE
 - M.W. MON WELL
 - MB. MAILBOX
 - MON.SN. MONUMENT SIGN
 - P.L. PROPERTY LINE
 - (R1) INST. NO. 102101098
 - (R2) BK. 83, PG. 9243
 - RSR. RISER
 - S.D.M.H. STORM DRAIN MAN HOLE
 - S.M.H. SEWER MAN HOLE
 - SN. SIGN
 - TR. TRANSFORMER
 - VLT. VAULT
 - W.M. WATER METER
 - M.W.H. WATER MAN HOLE
 - W.V. WATER VALVE
 - Y.P.C. YELLOW PLASTIC CAP
-
- BLOCK/CONCRETE WALL
 - CONCRETE
 - ASPHALTIC CONCRETE
 - BUILDING LINE
 - HANDICAP PARKING
 - CHAIN LINK FENCE
 - WOOD FENCE
 - IRON FENCE
 - LIGHT POLE
 - PROPERTY LINE
 - EASEMENT LINE

EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



SIGNALIZED HARD CORNER LOCATION WITH MONUMENT SIGNAGE & PATIO



EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



JUST OF INTERSTATE 84 NEAR MULTIPLE BUSINESS PARKS, APARTMENTS & TRAFFIC GENERATORS

 [Google Map View - Click Here](#)



EAGLE & OVERLAND RETAIL SPACE FOR LEASE

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



1, 3 & 5 MILE DEMOGRAPHICS AND RETAIL DEMAND OUTLOOK INFORMATION

3 MILE SNAPSHOT

89,791
POPULATION

54,116
DAYTIME POPULATION

\$96,586
MEDIAN HH INCOME

\$126,408
AVERAGE HH INCOME

35
AVERAGE AGE

In the identified area, the current year population is 243,137. In 2020, the Census count in the area was 222,794. The rate of change since 2020 was 2.08% annually. The five-year projection for the population in the area is 261,887 representing a change of 1.50% annually from 2024 to 2029.

The household count in this area has changed from 81,464 in 2020 to 89,746 in the current year, a change of 2.30% annually. The five-year projection of households is 97,791, a change of 1.73% annually from the current year total. Average household size is currently 2.68, compared to 2.70 in the year 2020. The number of families in the current year is 61,635 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS

CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK

CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

EAGLE & OVERLAND RETAIL SPACE FOR LEASE

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DRIVE TIME DEMOGRAPHICS

10 MINUTE SNAPSHOT

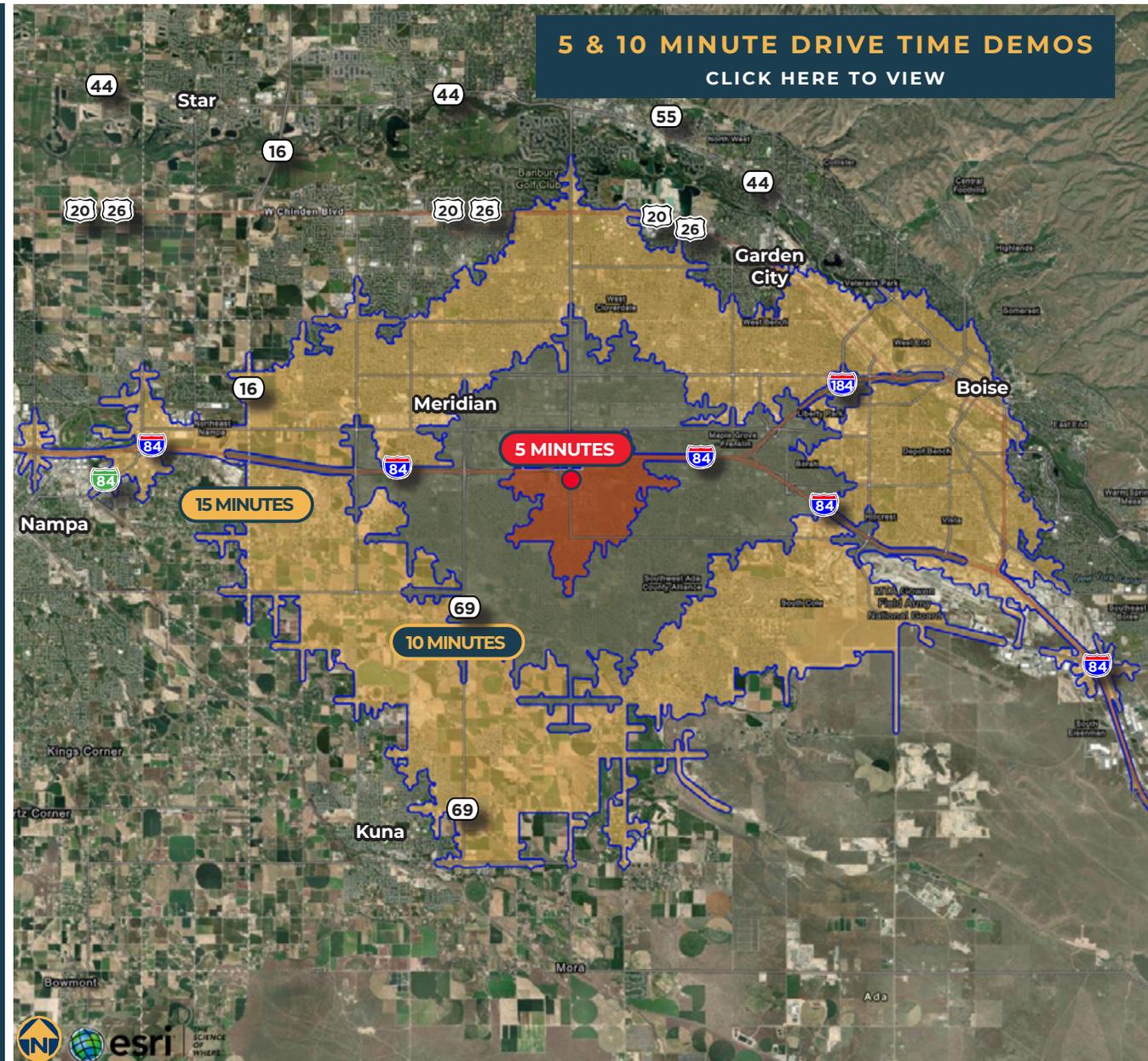
91,072
POPULATION

79,355
DAYTIME POPULATION

\$96,798
MEDIAN HH INCOME

\$125,767
AVERAGE HH INCOME

35
AVERAGE AGE



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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EAGLE & OVERLAND RETAIL SPACE FOR LEASE

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ABOUT MERIDIAN



THE HEART OF THE TREASURE VALLEY

Meridian is no longer the small dairy farming community it once was. Today, it's a charismatic and energetic city full of growth and opportunity. Due to Meridian's idyllic location, affordable cost of living, top-rated schools, and booming economy, it has been consistently recognized by national publications - such as Money magazine and USA Today - as one of the best cities to live in the United States.

Meridian is centrally located in the heart of Treasure Valley, and is a short 15-minute drive from the Boise Airport. Sitting at a population of about 119,000 people, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

Should you find yourself wanting to explore nearby urban life, just hop in your car for a quick trip East or West. In Downtown Boise, you can enjoy dinner at a trendy restaurant, catch a sports game, explore the Capital City Public Market, or discover your new favorite brewery. In neighboring Canyon County, you can catch a rodeo or concert at the Ford Idaho Center, explore the wine country, visit the Warhawk Air Museum, or go antique shopping.



LEARN MORE ABOUT MERIDIAN HERE:

<https://meridiandowntown.org/>



EAGLE & OVERLAND RETAIL SPACE FOR LEASE

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REGIONAL INFORMATION

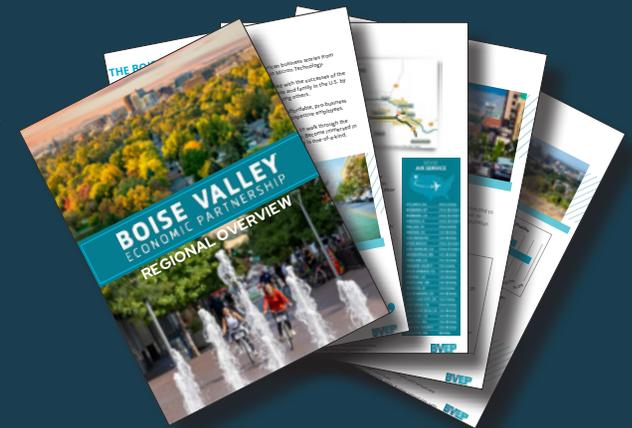


OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



Click here to download the complete Boise Valley Regional Overview:
<https://rb.gy/ngyz4i>

BOISE METRO INFORMATION

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. View All Accolades Here: <https://bvpep.org/>

Top U.S. Cities for Job Growth <hr/> NewHomeSource July, 2025	#5 Best City for Work Life Balance <hr/> Coworking Cafe July 2025	Top 20 Mid-Sized Cities on the Rise <hr/> LinkedIn News July 2025	Idaho Ranked #2 in Top Job Growth <hr/> U.S Bureau of Labor Statistics July 2025	Nampa, ID Top 100 Best Places to Live in the U.S <hr/> Livability July 2025	Top 25 U-Haul Growth Metros <hr/> U-HAUL January 25
#1 Best City for Working Families <hr/> ELEVATE February 2025	#23 Fastest Growing Place in the U.S. 2024-2025 <hr/> U.S. News February 2025	#20 Most Dynamic Metropolitan City <hr/> Heartland Foward January 2025	Best U.S. Cities for a Weekend Trip <hr/> Thrillist November 2024	#2 Best Places to Live in the U.S. in 2024-2025 <hr/> US World & News May 2024	#1 Nampa & #7 Meridian Top Cities for Economic Growth under 250K <hr/> Coworking Cafe July 2024
#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West <hr/> Livability July 2024	Top 15 Cities for Young Professionals <hr/> Pheabs May 2024	Tech Workers Ditching big city for Boise <hr/> Wired January 2024	#3 Best Performing Cities <hr/> Milken Institute 2024	Top 25 Metro for Economic Growth <hr/> Area Development Q4 2023	#4 Overall On Talent Attraction Card <hr/> Lightcast 2023
#7 Overall Cutting Edge Cities Boise <hr/> WSJ October 2023	Top 20 Best Mid Size City in US <hr/> HGTV September 2023	Top 20 Safest Cities <hr/> WalletHub October 2023	#5 Best Performing Cities <hr/> Milken Institute 2023	Blue Turf Biggest Attraction for Sport's Fans <hr/> USA Today 2023	#6 Best Large Cities to Start a Business <hr/> WalletHub April 2023



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