

TOK

COMMERCIAL

2391 E CINEMA DRIVE

COMMERCIAL DEVELOPMENT LAND | MERIDIAN, ID 83642



PRICE REDUCED!

EXCELLENT
DEVELOPMENT PARCEL
SURROUNDED BY RAPID GROWTH

JOHN STEVENS, CCIM

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HIGHLIGHTS

Prime development land rapidly growing south Meridian.

Directly adjacent planned multifamily development - Seasons at Meridian (711 Units) and Majestic Marketplace East shopping center with prominent anchor tenants such as Cinemark Majestic Cinemas and Harley Davidson High Desert.

Across from Mountain View High School (2,000+ students) and close proximity to Silverstone and El Dorado Parks (10,000+ employees).

3 minute drive to I-84 Eagle Road exit.

CONTACT



PROPERTY SIZE

0.79 Acres

SALE PRICE

\$645,000

PRICE/SF

\$19.91/SF

ZONING

C-G, General Commercial

SUBMARKET

South Meridian

DETAILS



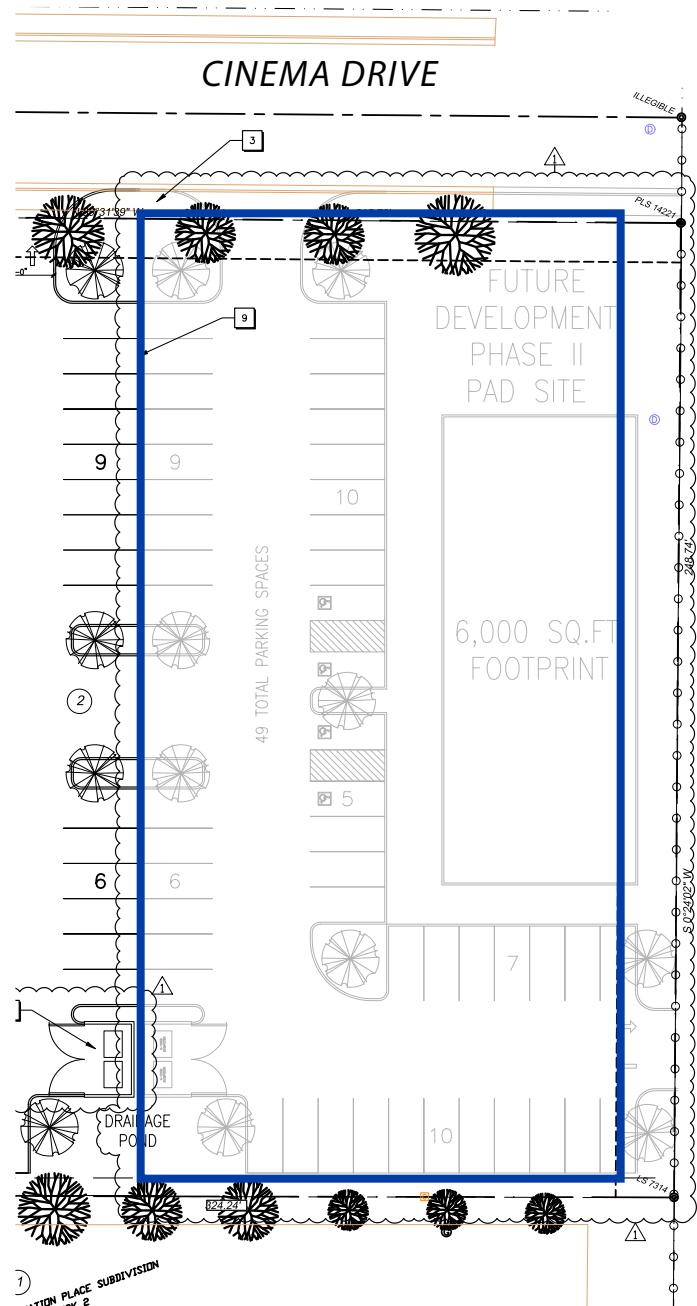


SITE PLAN

UPDATED: 12.11.2025

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OVERLAND ROAD



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RETAIL MAP



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DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
POPULATION	6,593	82,424	218,130
AVG HH INCOME	\$157,588	\$131,312	\$124,739
HOUSEHOLDS	2,647	34,383	86,830
EMPLOYEES	5,748	34,873	70,593

PLANNED RESIDENTIAL LOTS = 5,784

5 MI.

3 MI.

1 MI.

SITE