

0 125 250 ft

S Locust Grove Rd

E Overland Av

LEASE

Land for Lease

LOCUST GROVE RD

Meridian, ID

PRESENTED BY:

TAYLOR GIBBONS

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S Locust Grove Rd



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|-----------------------|
| LEASE RATE: | Contact Listing Agent |
| LOT SIZE: | 1.037 Acres |

PROPERTY HIGHLIGHTS

Centrally Located Property, With Excellent Access To I-84

Cross Access With Metro Express Car Wash

Great Traffic Counts With 11,000 Vehicles Per Day On S Locust Grove Rd And 25,500 Vehicles Per Day On E Overland Rd

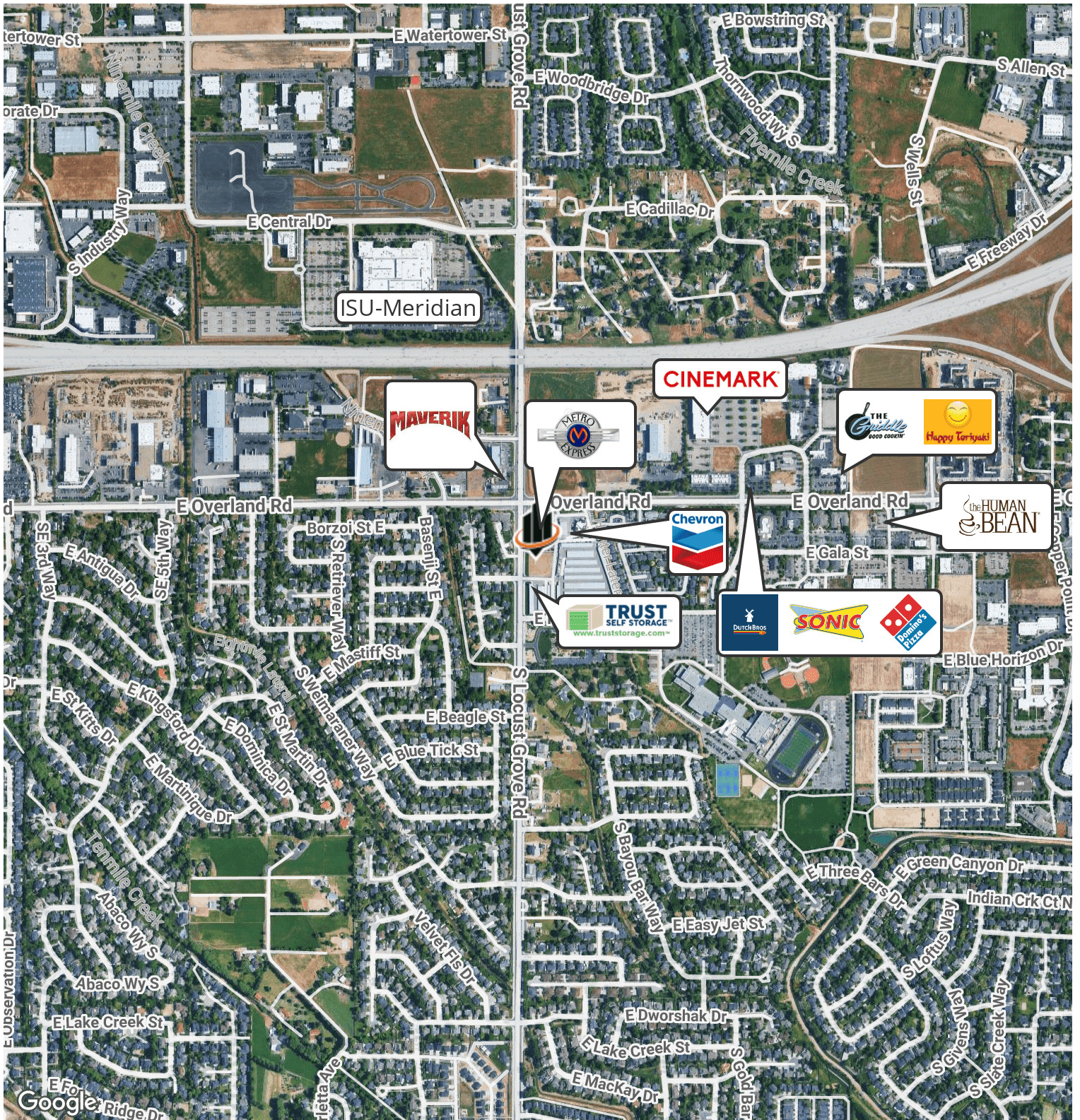
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ADDITIONAL PHOTOS



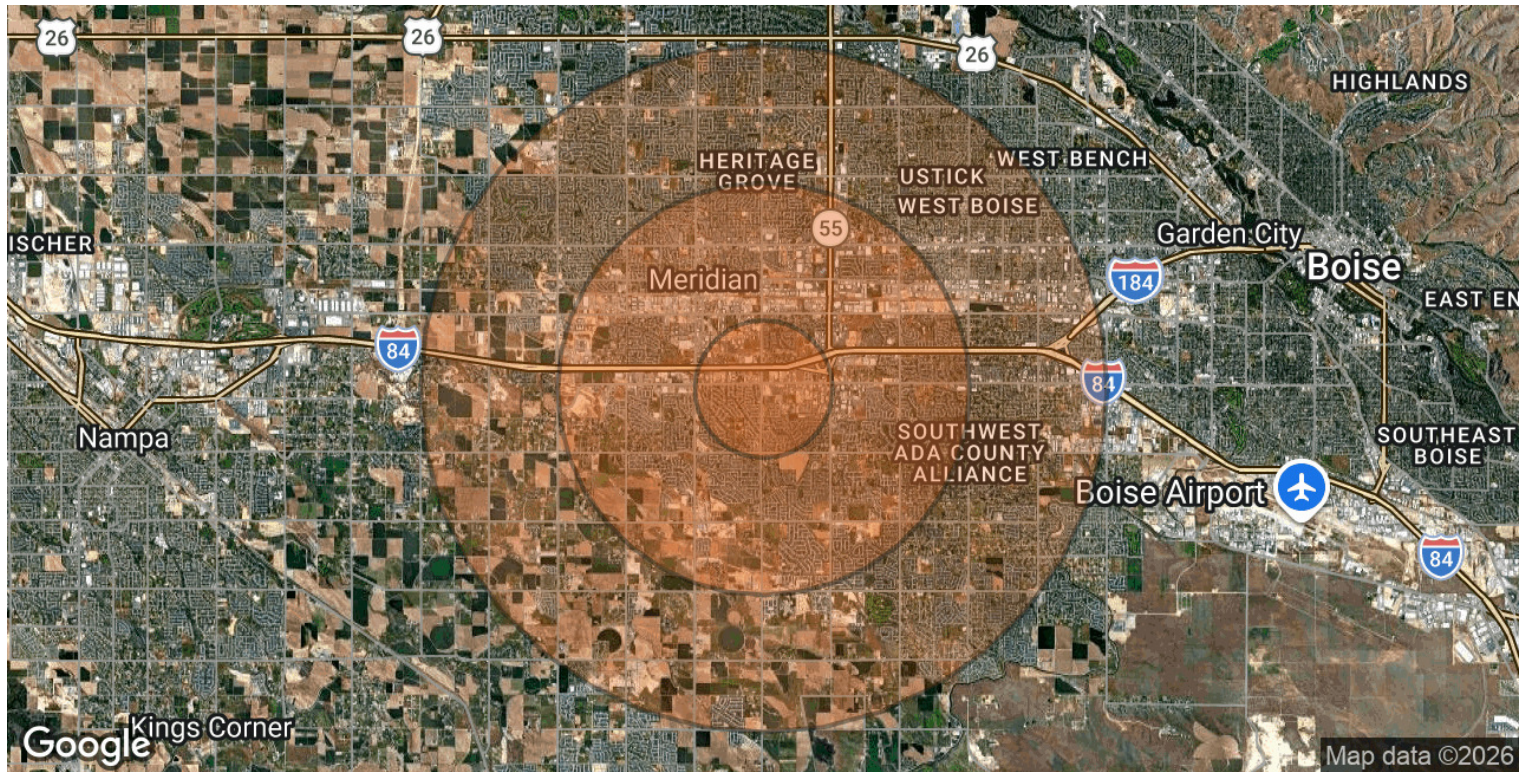
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 8,601 | 71,842 | 201,882 |
| AVERAGE AGE | 45.2 | 38.9 | 38.9 |
| AVERAGE AGE (MALE) | 44.8 | 37.9 | 37.7 |
| AVERAGE AGE (FEMALE) | 45.8 | 40.3 | 39.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,340 | 26,958 | 74,603 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$133,187 | \$123,545 | \$118,794 |
| AVERAGE HOUSE VALUE | \$532,252 | \$508,824 | \$473,455 |

2023 American Community Survey (ACS)

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