



# NEC MAIN & BOWER

N MAIN & E BOWER STREETS | MERIDIAN, IDAHO 83642

**COMMERCIAL LOTS FOR SALE | BUILD-TO-SUIT | GROUND LEASE**

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## DETAILS

**SUBMARKET:** Meridian

**BLDG TYPE:** Office

**AVAILABLE LOTS:**

**LOT 1:** 0.303 Acres

**LOT 2:** 0.365 Acres

**PARKING:** Ample On-Site

**ZONING:** O-T, Old Town | [Additional Info](#)

**PRICING:** Contact Agents



## HIGHLIGHTS

Two lots available for lease, ground lease, or BTS; either office, retail, or live-work space.

Ideally located in close proximity to downtown, city hall, parks, dining and I-84.

Directly next to existing and newly built, gateway icon into downtown Meridian, MKA Building at Trackside.

Strong neighboring tenant - Keller Associates.

Ample on-site parking. Additional public parking available.

Zoning allows for a variety of uses.





# LOCATED AT THE GATEWAY

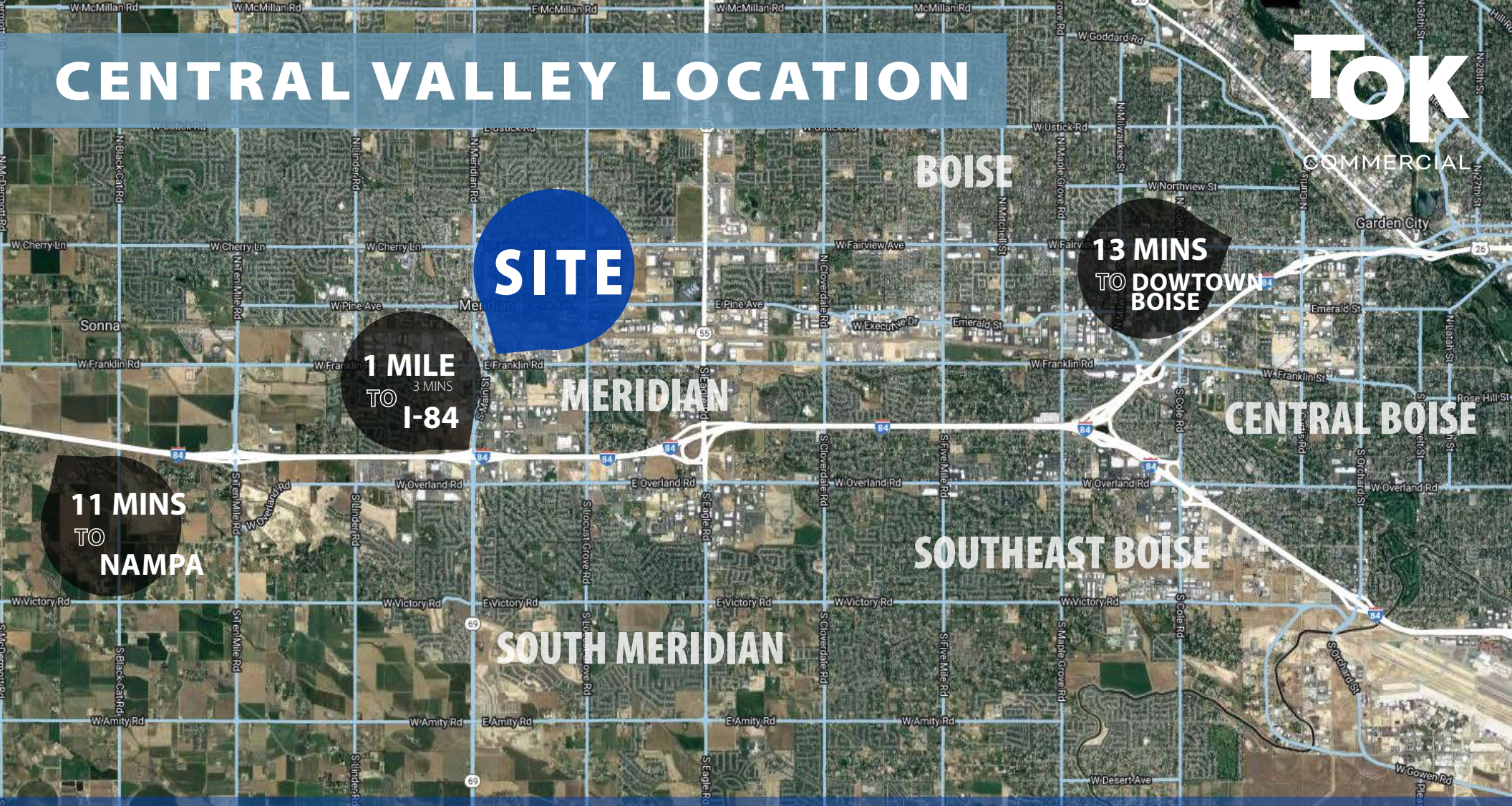
INTO DOWNTOWN MERIDIAN





# CENTRAL VALLEY LOCATION

**TOK**



## 2024 ESTIMATES

**Population:**

**Avg HH Income:**

**Per Capita Income:**

**Households:**

**Median age:**

**Total Employees:**

## 1 MILE

10,065

\$88,698

\$38,669

4,373

34.0

8,834

## 3 MILE

92,905

\$133,756

\$50,842

35,263

37.2

34,259

## 5 MILE

201,801

\$137,382

\$51,513

75,557

38.4

57,643

## 2024 - 2029 EST. GROWTH

**Population:**

**Households:**

**Median HH Income:**

## 5 MINS

0.9%

1.3%

0.1%

## 10 MINS

0.6%

1.0%

0.3%

## 15 MINS

0.9%

1.3%

0.3%