



# RETAIL / RESTAURANT SPACE FOR LEASE MERIDIAN MARKETPLACE

499-521 S. MAIN STREET MERIDIAN, IDAHO 83642

COMMERCIAL



FORMER RESTAURANT

FOR LEASE | 3,688 SQUARE FEET

[CLICK FOR STREET VIEW](#)

### LISTING COMMENTS:

- Built-out restaurant space . **Great opportunity for fast food or quick casual.**
- **Patio seating available.**
- Excellent visibility with **access from four streets!**
- **Great access from I-84** with excellent co-tenancy in immediate area, including Starbucks, Wendy's, Subway, Jimmy John's, Winco and Home Depot.
- **Pylon signage on Meridian Road and Main Street.**
- Tenant Improvement Allowance negotiable.

### AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Suite 499	3,688 SF	\$13.00, NNN
<i>Divisible to 1,673 SF</i>		

Updated: 1.27.2021



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## PROPERTY INFORMATION:

<b>Submarket:</b>	Meridian
<b>Bldg Type:</b>	Retail
<b>Bldg Size:</b>	5,943 SF
<b>Available Space:</b>	3,688 SF
<b>Lease Term:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Est. NNN:</b>	\$8.34/SF

## DEMOGRAPHICS:

2020	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	8,788	85,958	192,582
<b>Avg HH Income:</b>	\$65,162	\$86,793	\$95,273
<b>Daytime Pop:</b>	11,863	39,670	61,197

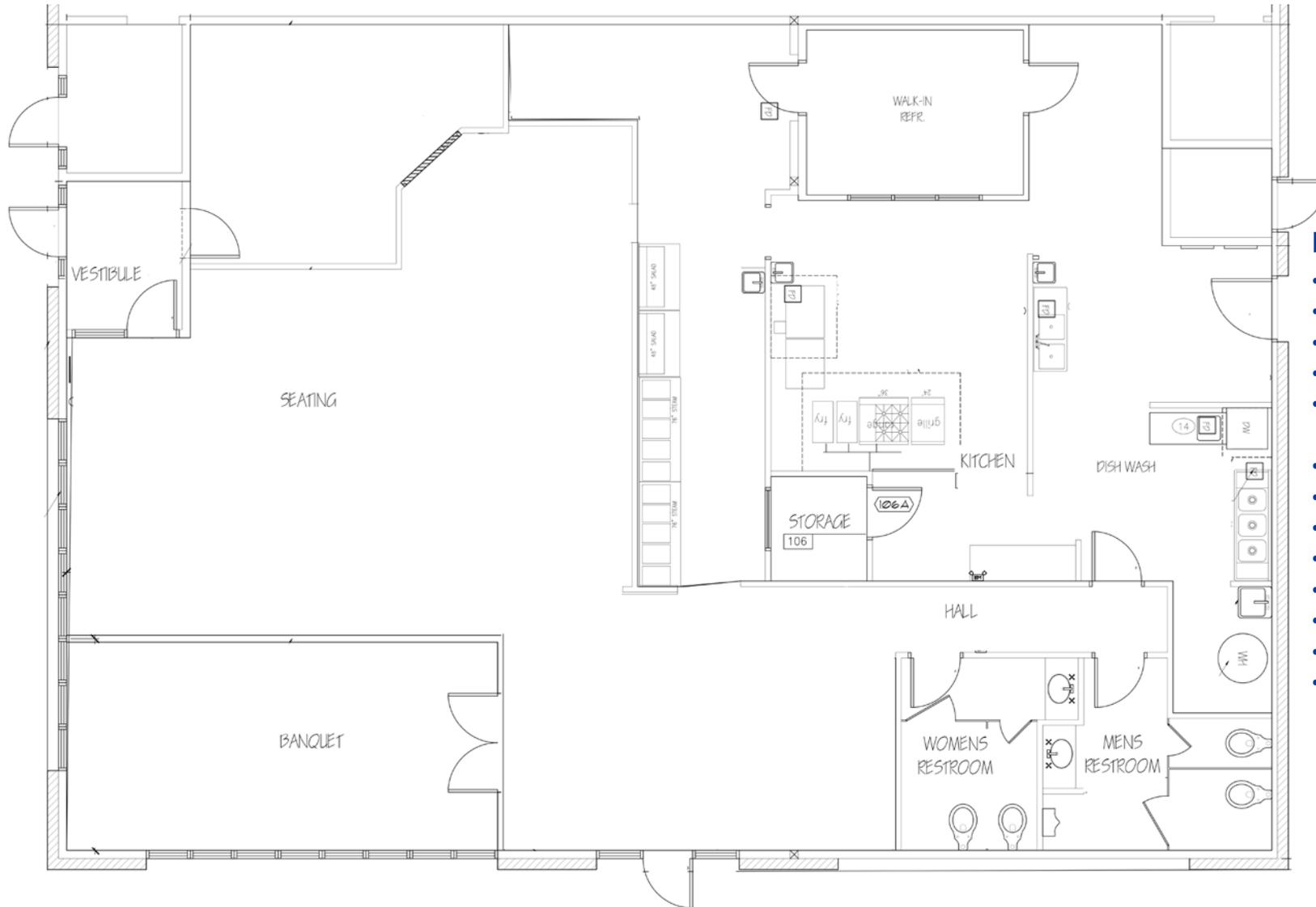




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### Equipment Included:

- 2 deep fryers
- 6 burner stoves
- 2 convection ovens
- 36" char broiler
- Alto sham cooker/warming cabinet
- Hobart dish machine
- 3 compartment sink
- 2 compartment sink
- 2 hand sinks, 6 prep tables
- 2-5 bay steam tables
- 6 metro shelves
- 2 dish tables
- 6 dining tables, 20+ chairs



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# EXCELLENT NORTH MERIDIAN LOCATION

4 MINUTES  
TO I-84

19,739  
VEHICLES PER DAY

61,197  
DAYTIME POP. [5 MI]

**SITE**

Broadway Ave

STOREY PARK

Franklin Rd

Stafford Dr

MERIDIAN SPEEDWAY

Watertower Ln

Meridian Rd

Main St



TACO BELL



WELLS FARGO



19,739 VPD



Sharis

WinCo FOODS

Best Western



SIERRA TRADING POST

Lee Read  
Diamonds, Diamonds, Diamonds

EXIT 44

