

## RETAIL FOR LEASE

3650 E. Overland Road, Meridian, ID 83642



**AVAILABLE SF:** 1,288 - 5,152 SF

**LEASE RATE:** Negotiable

**LOT SIZE:** 0.89 Acres

**BUILDING SIZE:** 19,152 SF

**YEAR BUILT:** 2007

**ZONING:** C-G

**CROSS STREETS:** E. Of Eagle Rd/Overland

### PROPERTY OVERVIEW

Rates Negotiable

NNN 1.69/SF

### PROPERTY FEATURES

- Conveniently located off the Eagle Road exit South of the freeway on Overland Road.
- Strip center anchored by locally owned and operated Zamzow's lawn, garden & pet store.
- Restaurant grease trap in place. Drive-thru potential!
- High visibility, great access and plenty of parking.
- Monument sign space available.

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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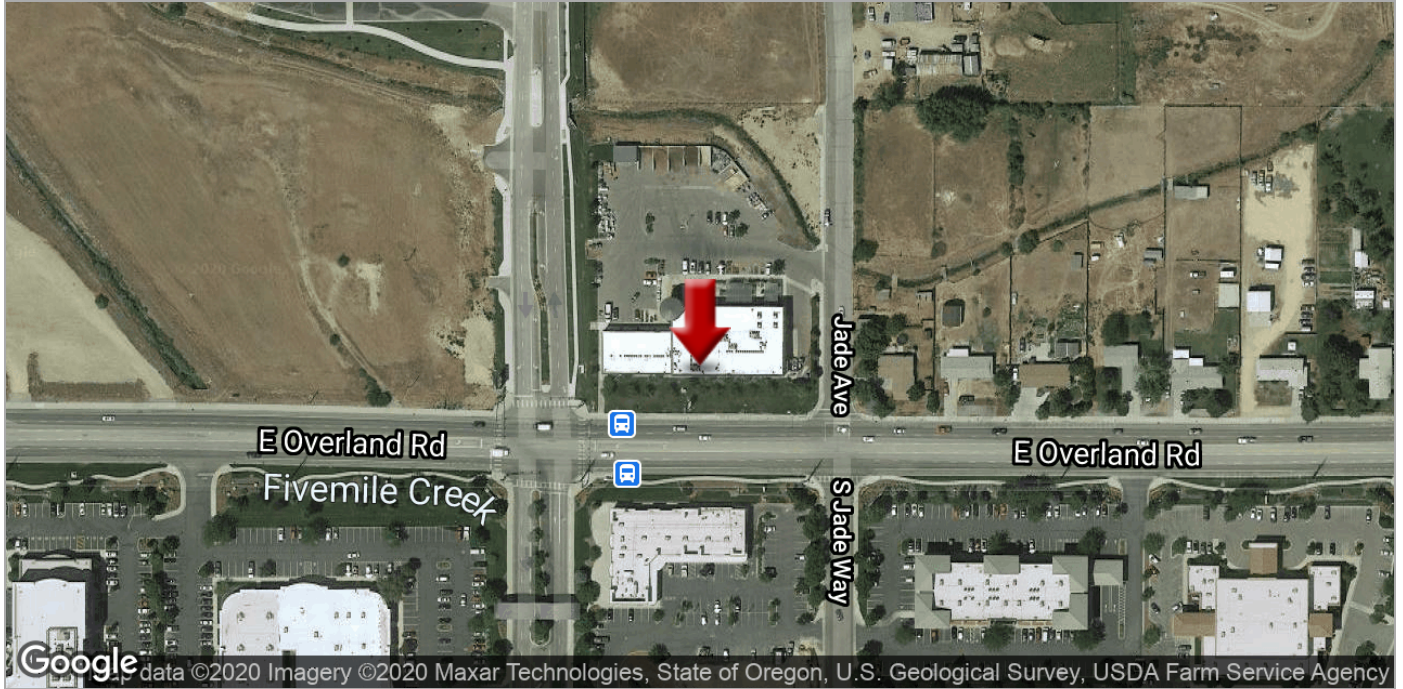
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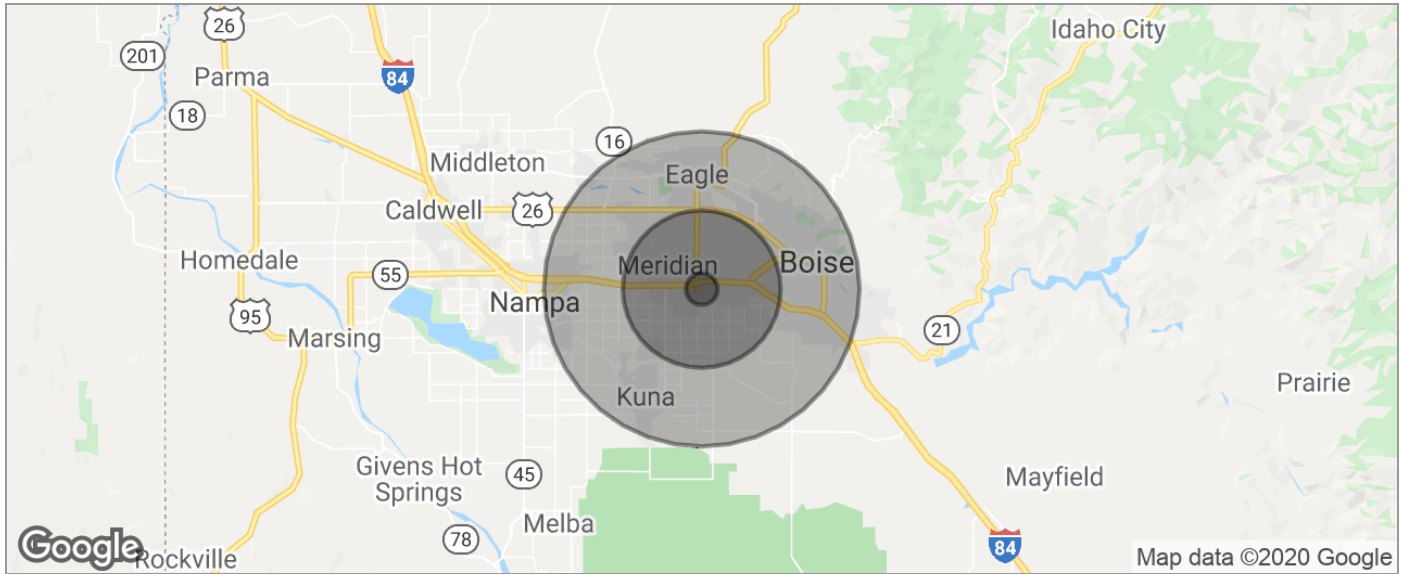
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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 2,794     | 158,426   | 408,034   |
| MEDIAN AGE          | 34.4      | 34.0      | 34.7      |
| MEDIAN AGE (MALE)   | 34.5      | 33.5      | 34.2      |
| MEDIAN AGE (FEMALE) | 34.3      | 34.5      | 35.3      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 986       | 57,228    | 155,530   |
| # OF PERSONS PER HH | 2.8       | 2.8       | 2.6       |
| AVERAGE HH INCOME   | \$83,882  | \$71,459  | \$69,043  |
| AVERAGE HOUSE VALUE | \$277,947 | \$223,978 | \$233,744 |
| RACE                | 1 MILE    | 5 MILES   | 10 MILES  |
| % WHITE             | 94.7%     | 91.6%     | 92.2%     |
| % BLACK             | 0.0%      | 1.2%      | 1.1%      |
| % ASIAN             | 1.9%      | 2.8%      | 2.3%      |
| % HAWAIIAN          | 0.0%      | 0.4%      | 0.2%      |
| % INDIAN            | 0.1%      | 0.6%      | 0.5%      |
| % OTHER             | 1.3%      | 1.1%      | 1.3%      |
| ETHNICITY           | 1 MILE    | 5 MILES   | 10 MILES  |
| % HISPANIC          | 6.1%      | 7.0%      | 7.1%      |

\* Demographic data derived from 2010 US Census

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