



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

## Mason Creek Retail Center

2959 North Eagle Road, Meridian, Idaho 83646



**Available: 999 - 3,489 SF**  
**Lease Rate: \$21.50/SF NNN**

### Property Highlights

One Suite	3,489 SF - Divisible to 999 SF
NNN Est.	\$4.68/SF
Lot Size	0.69 Acre Lot
Zoning	City of Meridian C-G
Building Type	Multi-Tenant Configuration
Traffic Count	48,000 ADT (2014)
Parking	Ample - On-Site Parking
Cotenants	Jimmy John's, Envy Nails, Complete Nutrition, iQue Repair & JoS. A. Bank
LockBox	Yes, On-Site

### Listing Features

- Located at the Southwest Quadrant of Eagle & Ustick Roads in Meridian
- Ingress/ Egress from Eagle Road and Ustick Road
- Prime Location with Excellent Visibility
- High Visibility Building Signage Space Included
- Surrounded by National Retailers Including Lowe's, Hobby Lobby, Kohl's, Dick's Sporting Goods, Rosauers, Norco and more...
- Utilize On-Site LockBox or Contact Agent to Schedule a Walkthrough Today!!

**Rhonda Garland, CCIM**  
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Investment Specialist  
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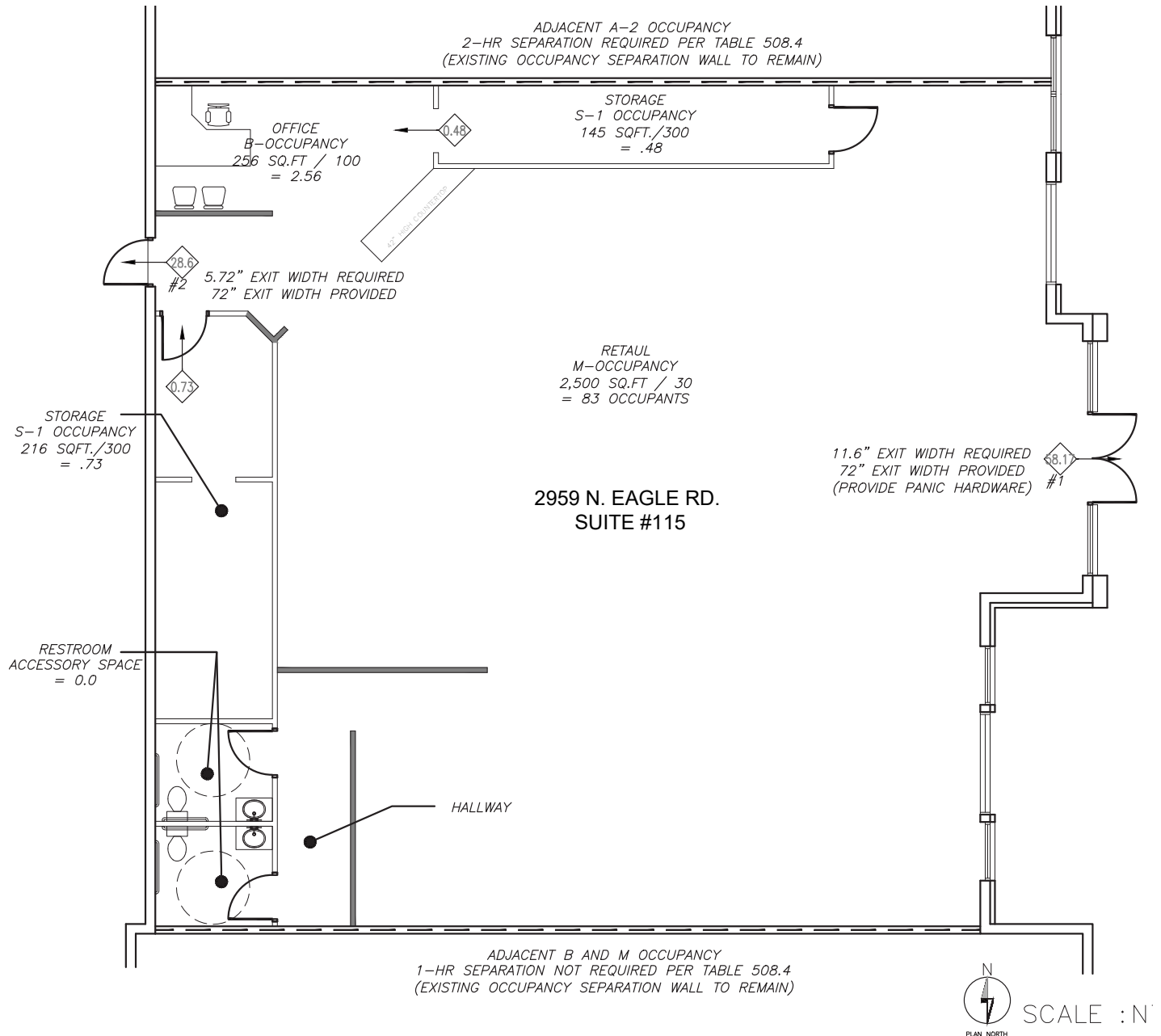
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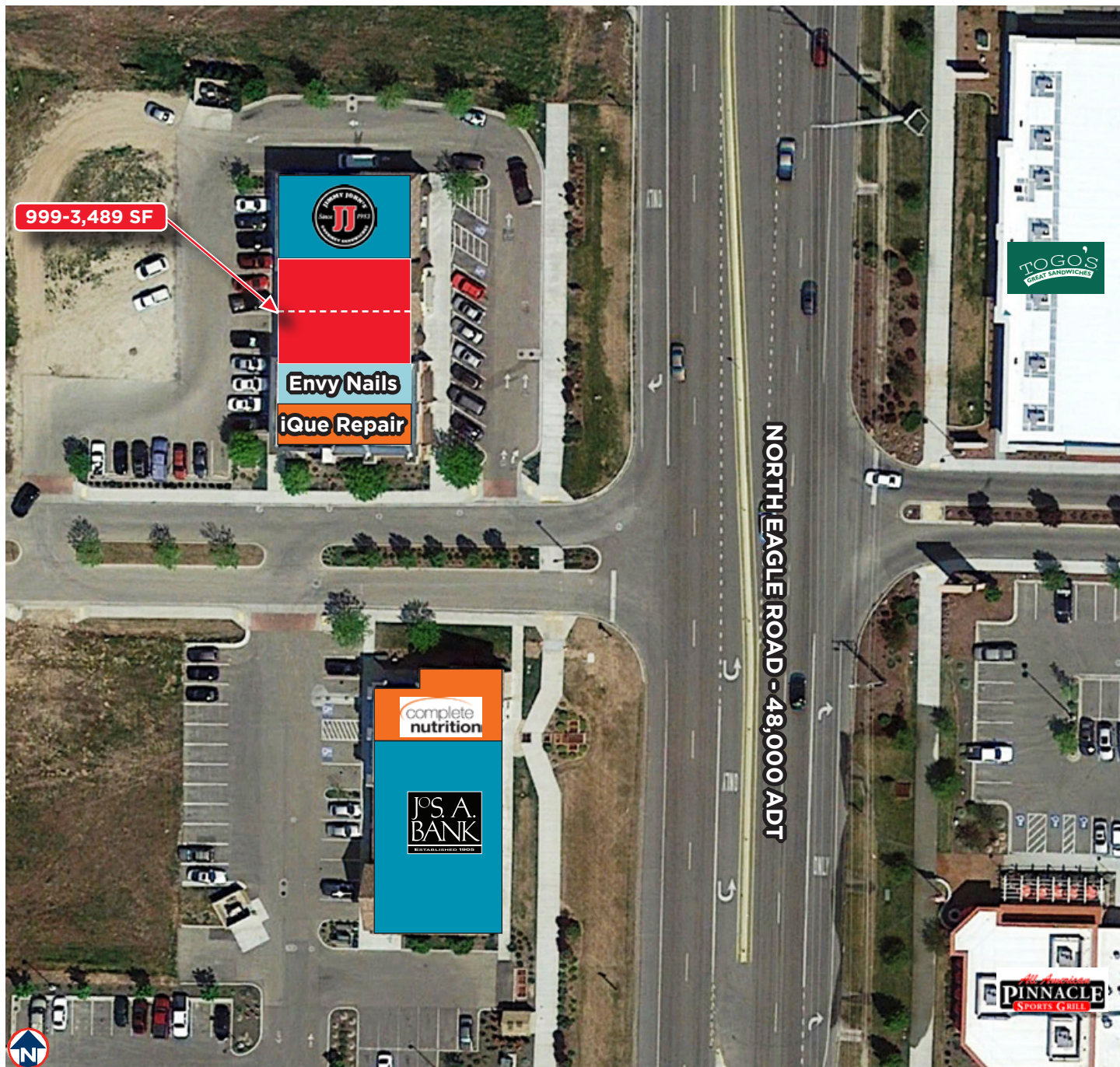
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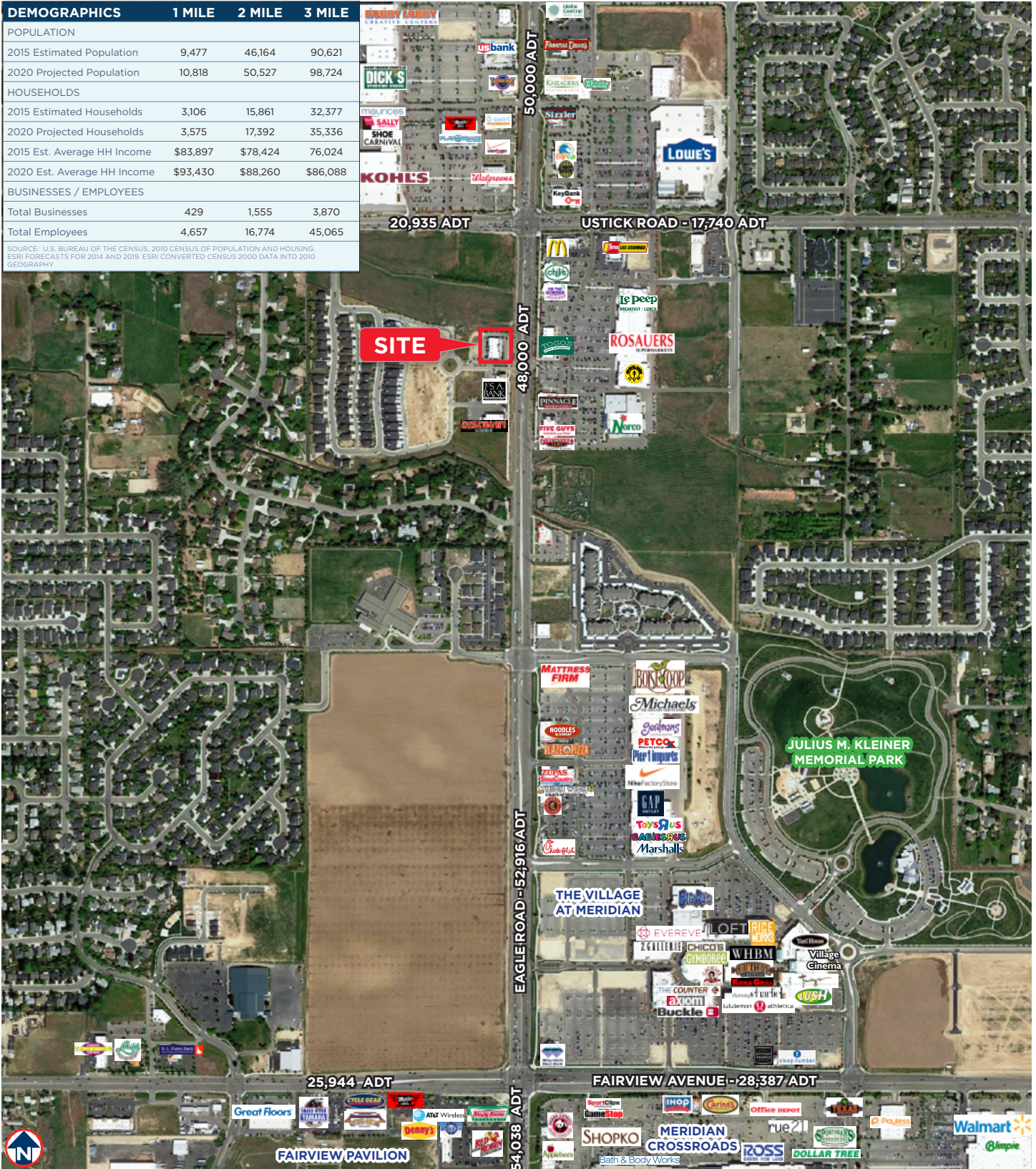
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DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2015 Estimated Population	9,477	46,164	90,621
2020 Projected Population	10,818	50,527	98,724
HOUSEHOLDS			
2015 Estimated Households	3,106	15,861	32,377
2020 Projected Households	3,575	17,392	35,336
2015 Est. Average HH Income	\$83,897	\$78,424	76,024
2020 Est. Average HH Income	\$93,430	\$88,260	\$86,088
BUSINESSES / EMPLOYEES			
Total Businesses	429	1,555	3,870
Total Employees	4,657	16,774	45,065

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2014 AND 2019, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



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