

FOR SALE

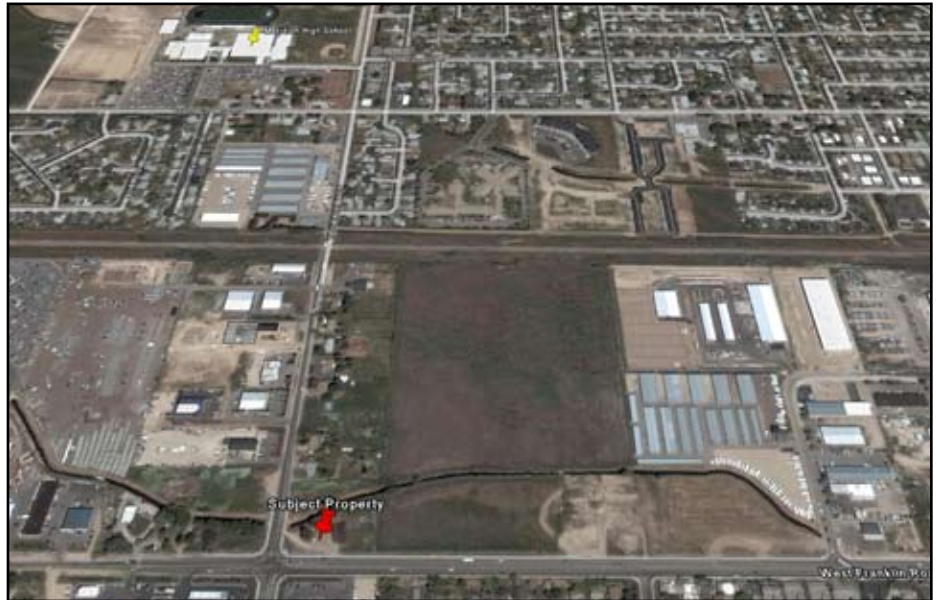
COMMERCIAL CORNER FOR SALE OR BUILD TO SUIT

NE CORNER OF FRANKLIN & LINDER
MERIDIAN, ID 83642



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. PARKCENTER BOULEVARD
SUITE 290
BOISE, IDAHO 83706
WWW.ICRELLC.COM
208-429-8603 OFFICE
208-429-8604 FAX



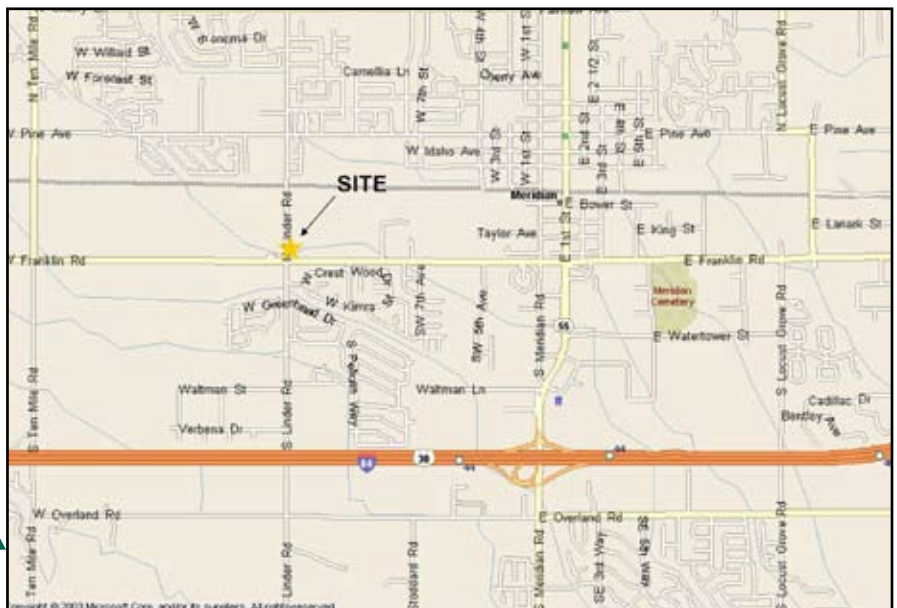
Property Information

Date Available: Immediately
Parcel For: Sale/Build to Suit
Parcel Size: +/- 2.13 acres
Price: \$1,015,000

DEMOGRAPHICS (1 mile radius)

Population: 9,189
Day Pop.: 2,225
Avg. HH Income: \$56,212
Prospected Pop. '06 - '11 15.6%

- Located in the rapidly growing West Meridian area
- Within close proximity to Meridian High School
- Across the street from Dutch Bros Coffee & Subway
- Within 1/4 mile from Home Court YMCA Rec Center



TIM THORNTON, SCLS
TIM@ICRELLC.COM
208-429-8603 OFFICE
208-861-0357 CELL

THE INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE AND , WHILE WE DO NOT DOUBT ITS RELIABILITY, ICRE, HAS NOT VERIFIED IT AND MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED, AS TO ITS ACCURACY, ALL INTERESTED PARTIES SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND RELY ON THOSE RESULTS.

AERIAL

COMMERCIAL CORNER FOR SALE OR BUILD TO SUIT

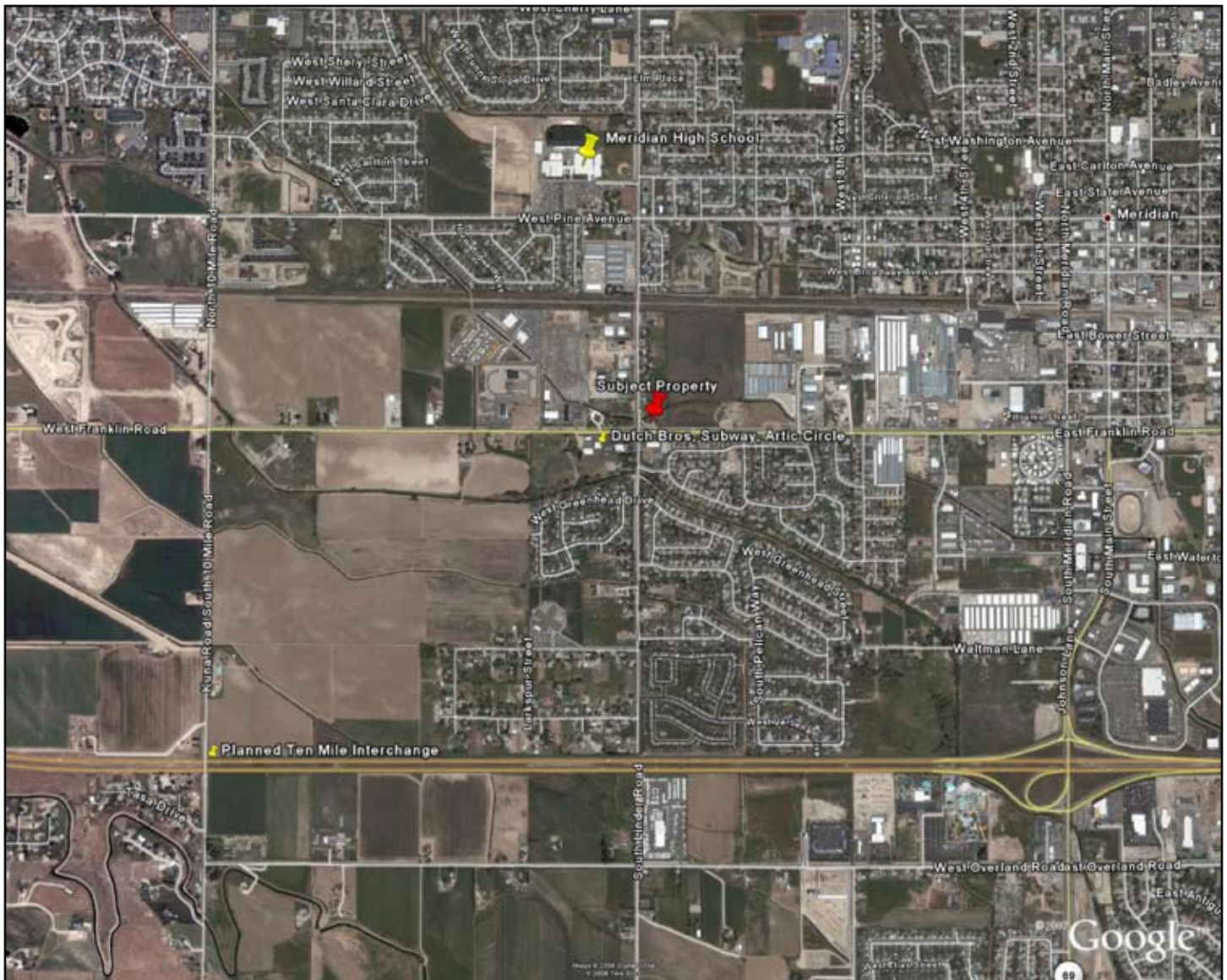
NE CORNER OF FRANKLIN & LINDER

MERIDIAN, ID 83642



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. PARKCENTER BOULEVARD
SUITE 290
BOISE, IDAHO 83706
WWW.ICRELLC.COM
208-429-8603 OFFICE
208-429-8604 FAX



TIM THORNTON, SCLS

TIM@ICRELLC.COM

208-429-8603 OFFICE

208-861-0357 CELL

THE INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE AND , WHILE WE DO NOT DOUBT ITS RELIABILITY, ICRE, HAS NOT VERIFIED IT AND MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED, AS TO ITS ACCURACY, ALL INTERESTED PARTIES SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND RELY ON THOSE RESULTS.