



SUMMIT
COMMERCIAL
REAL ESTATE GROUP



FOR LEASE & B-T-S | ALBERTSONS SHADOW ANCHORED
±2,300 to 5,000 SF | Firenze Plaza Development
4621-4657 S Eagle Road, Meridian, Idaho 83642

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Cleaners



PROPERTY HIGHLIGHTS



MULTI-TENANT & B-T-S: 2,300 TO 5,000 SF
GROUND LEASE PADS: 0.5 TO 1.5 ACRES



RETAIL, RESTAURANT WITH PATIO DINING
AREA, OFFICE/SERVICE/FINANCIAL RELATED,
DRIVE THROUGH GROUND LEASE



NEGOTIABLE RATES & TERMS



19,100 AVERAGE DAILY TRAFFIC COUNTS



TENANT IMPROVEMENT ALLOWANCE



CITY OF MERIDIAN C-C ZONING



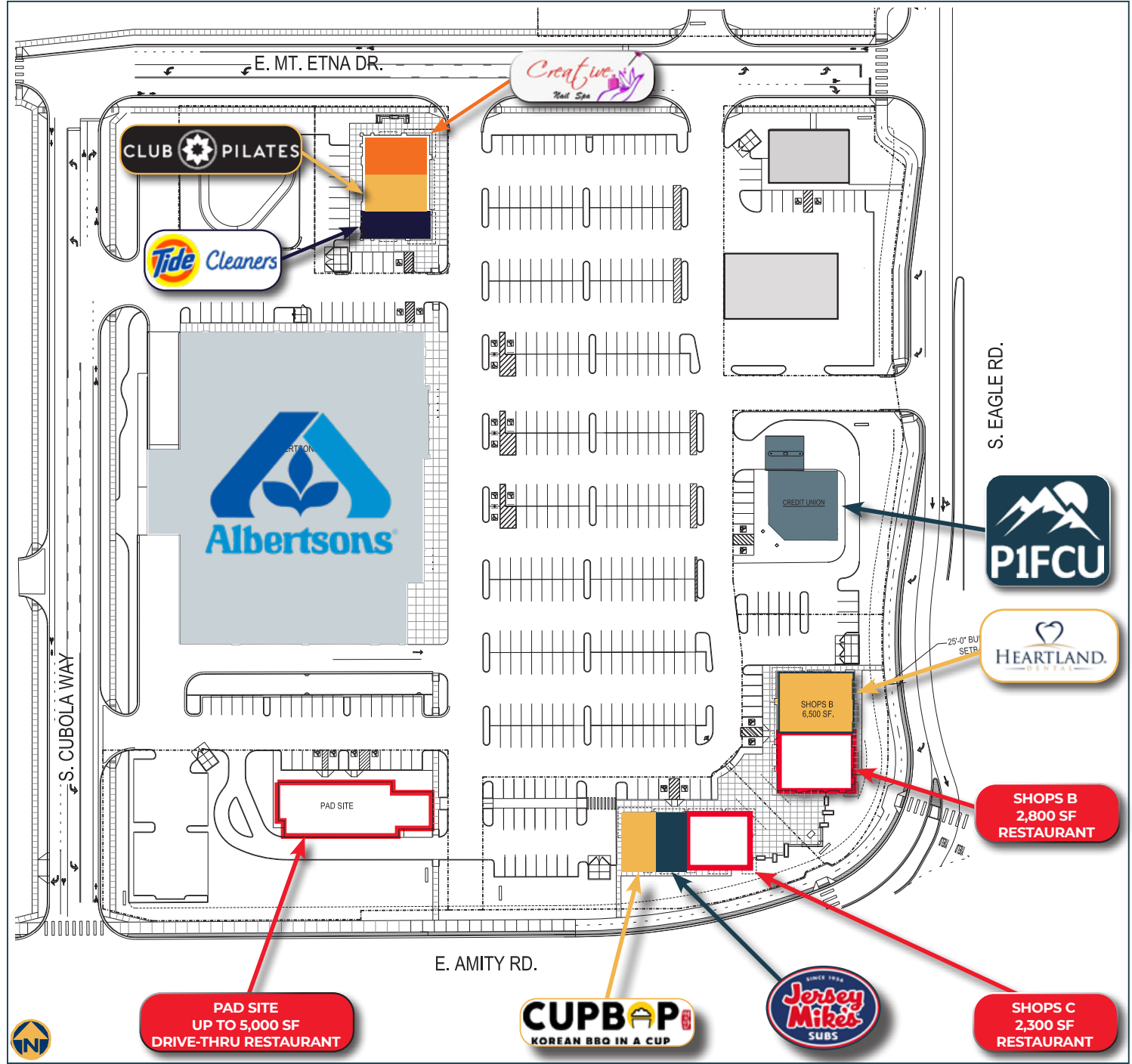
UNOBSTRUCTED VISIBILITY AT EAGLE & AMITY
WITH CURB-CUTS ON BOTH THOROUGHFARES



DEVELOPMENT IS LOCATED IN AN UNDESERVED
MARKET - JOIN ALBERTSONS, HEARTLAND
DENTAL, TIDE CLEANERS, CUPBOP, JERSEY
MIKE'S, CLUB PILATES, CREATIVE SPA, PIFCU

LISTING DETAILS

- Mixed-use development located on the northwest corner of Amity & Eagle Roads - the main north/south arterial in Meridian
- Anchored by a newly constructed Albertsons Grocery Store - Now Open!!!!
- Development options include ground lease, or single tenant / multi-tenant build-to-suit on the last remaining pad site (0.98 acres), and 2,300 to 2,800 SF of newly constructed retail/restaurant space for lease - contact agents for additional information
- Excellent visibility at a newly designed intersection, high traffic area with over 19,100 cars per day - [**Google 360 View**](#)
- Easy access form Intestate 84 via Eagle Road - the main thoroughfare servicing the surrounding area and the Treasure Valley
- Close to Boise Ranch Golf Course, Lake Hazel Elementary School, Lake Hazel Middle School, Tomlinson South Meridian YMCA, Mary McPherson Elementary, Siena Elementary School, parks, religious facilities and other traffic generators
- Encompassed by new and recently platted residential and commercial subdivisions and developments - over 1,520 units within 1 mile - adjacent to the Century Farms mixed use development





[Google Earth 360 View - Click Here to View](#)



FIRENZE PLAZA DEVELOPMENT

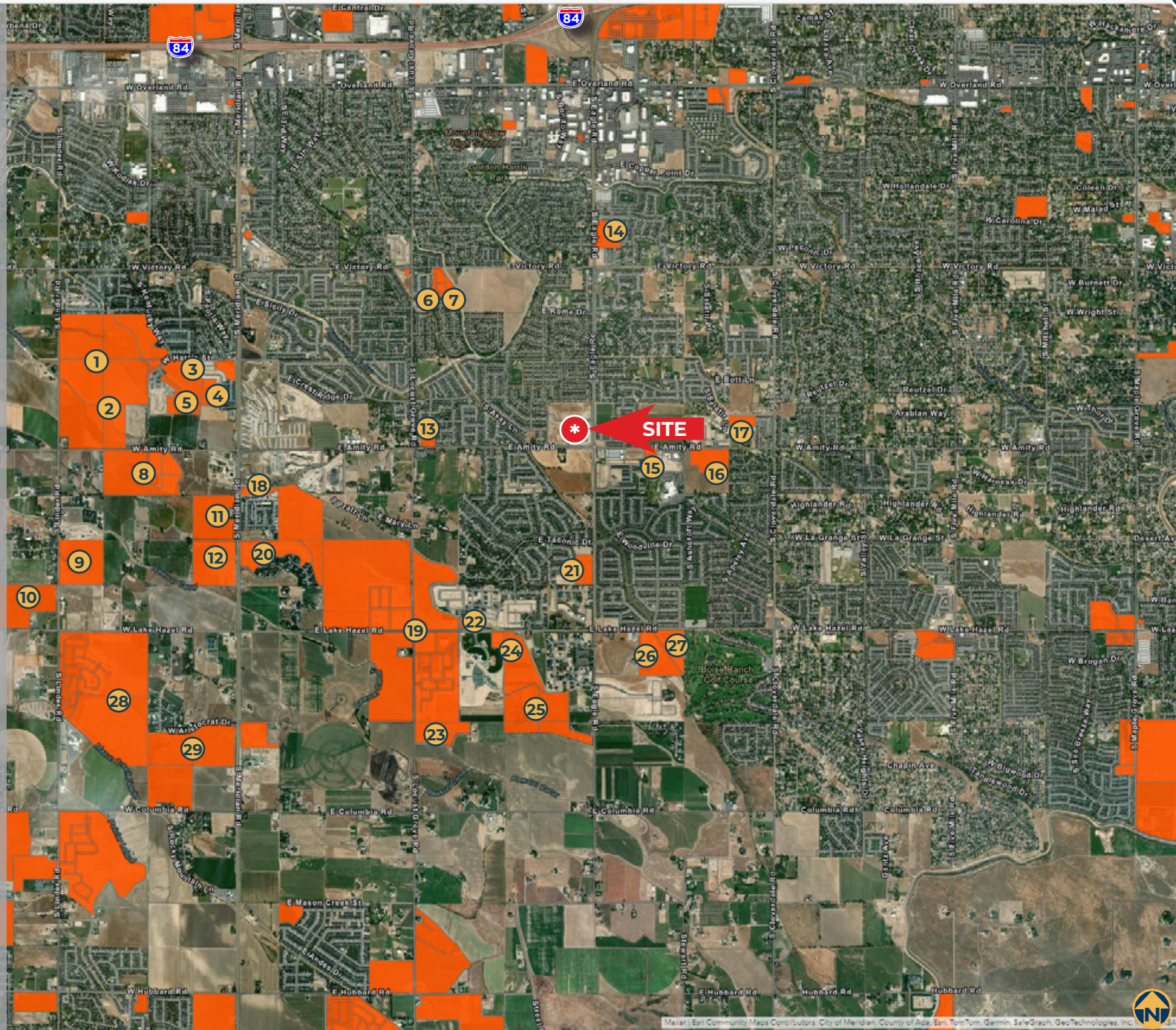
4621-4657 S EAGLE ROAD, MERIDIAN, IDAHO 83642



FIRENZE PLAZA DEVELOPMENT

4621-4657 S EAGLE ROAD, MERIDIAN, IDAHO 83642

- 1 BRUNDAGE ESTATES 1-4 - 387 LOTS
- 2 WINDROW 1-2 - 251 LOTS
- 3 STAPLETON APARTMENTS - 5 LOTS
- 4 STAPLETON - 250 LOTS
- 5 GRAYCLIFF ESTATES - 221 LOTS
- 6 TEAKWOOD PLACE - 33 LOTS
- 7 MILLWOOD - 19 LOTS
- 8 STONEHILL CROSSING - 360 UNITS
- 9 LINROCK - 208 LOTS
- 10 CASPIAN SUBDIVISION 1-2 - 497 LOTS
- 11 ALLURE SUBDIVISION - 262 LOTS
- 12 BRIAR RIDGE - 267 LOTS
- 13 GRAYSON - 15 LOTS
- 14 ARTISAN VICTORY MARKET - 5 LOTS
- 15 HILLS CENTURY FARM - 20 LOTS
- 16 CENTERVILLE - 190 LOTS
- 17 SOUTHPARK - 52 LOTS
- 18 PREVAIL NORTH - 23 LOTS
- 19 APEX 1-6 - 237 LOTS
- 20 SHAFER VIEW TERRACE - 49 LOTS
- 21 MCKAY FARM - 51 LOTS
- 22 LAVENDER PLACE - 30 LOTS
- 23 HADLER - 156 LOTS
- 24 APEX EAST - 111 LOTS
- 25 REVELLE RIDGE - 284 LOTS
- 26 PURA VIDA RANCH - 192 LOTS
- 27 POIEMA - 48 LOTS
- 28 SPRINGHILL 1-2 - 677 LOTS
- 29 RIVA 1-2 - 235 LOTS

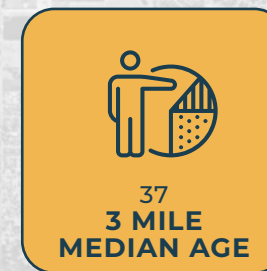
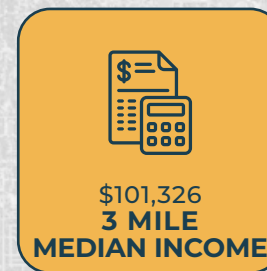
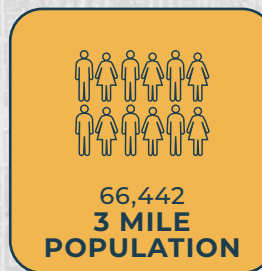
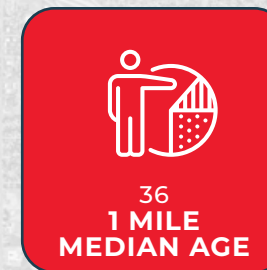
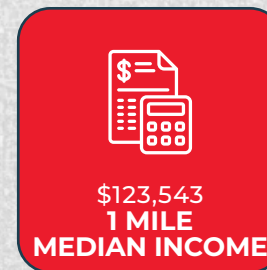
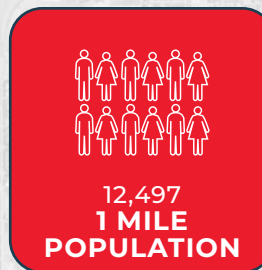


Preliminary Plats - Located directly in the path of growth, thousands of newly plated residential & commercial units/lots located within a 5-mile radius of site. Rapidly expanding population growth: [Click Here to Learn More](#)

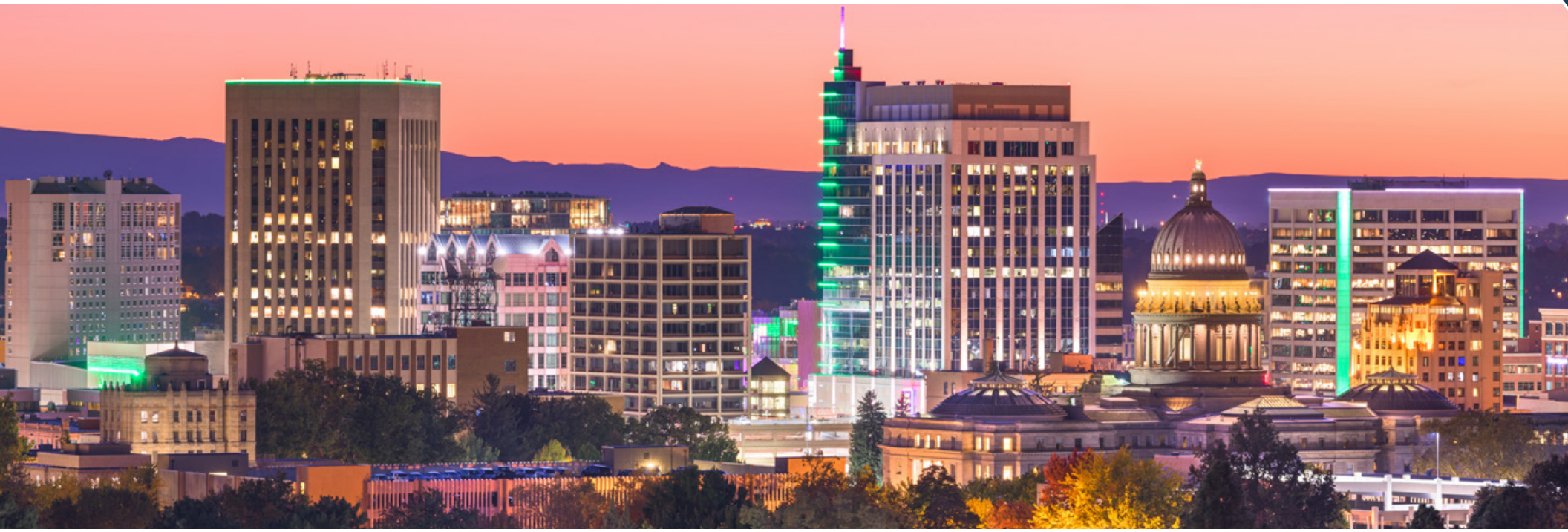
1, 3 & 5 MILE DEMOGRAPHICS



In the identified area, the current year population is 155,802. In 2020, the Census count in the area was 138,264. The rate of change since 2020 was 3.74% annually. The five-year projection for the population in the area is 171,657 representing a change of 1.96% annually from 2023 to 2028.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028. Esri converted Census 2000 data into 2010 geography.



OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



Click here to download the complete Boise Valley Regional Overview:
<https://bvpep.org/regional-overview/>



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