



NEIGHBORHOOD RETAIL SPACE FOR LEASE

**MIXED-USE DEVELOPMENT**  
**2,025 SF AVAILABLE**  
**770 WEST USTICK ROAD, MERIDIAN, ID**



**CUSHMAN &  
WAKEFIELD**



# FOR LEASE NEIGHBORHOOD RETAIL SPACE

## 770 WEST USTICK ROAD, MERIDIAN, IDAHO

### Property Features

- Retail space available near Settlers Park in Meridian
- Current configuration consists of open sales floor, storage areas and restroom
- Monument signage panel space included and on-site parking
- Hard corner location with multiple ingresses & egresses, directly between Meridian & Linder Roads - [Google 360 View](#)
- Building is part of a mixed-use development with co-tenants Jacksons, Wags To Riches, SP Skin Studio, Hairspray Salon & Spa, Align Integrated Medical, Allstate Insurance, & Permanent Cosmetic Design

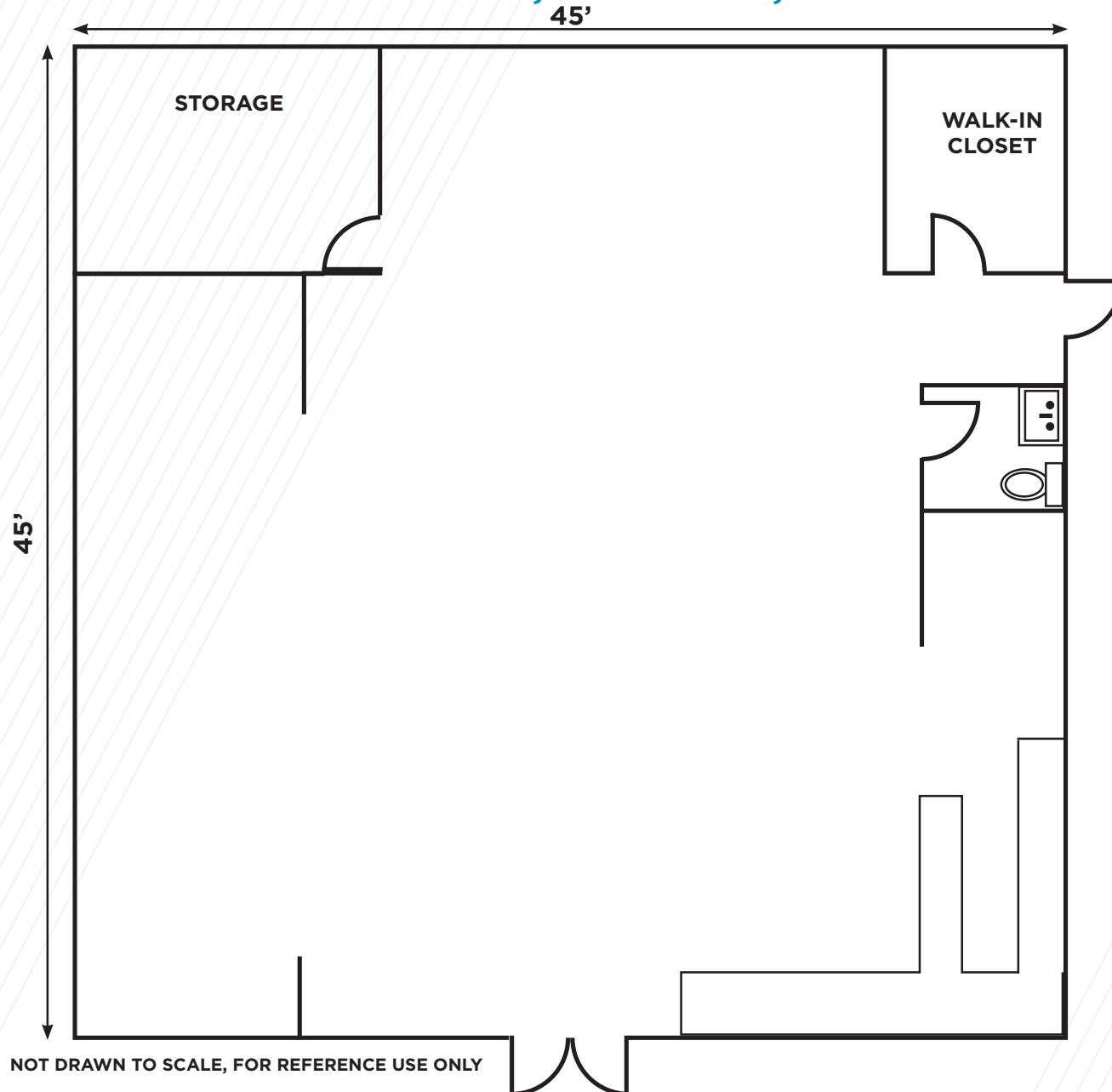
### Property Highlights

<b>Lease Rate Range:</b>	\$15.00 - \$17.00/SF
<b>Available:</b>	2,025 SF
<b>Lease Type:</b>	NNN \$3.50/SF Est.
<b>Total Building Size:</b>	4,373 SF
<b>Zoning:</b>	C-N - Neighborhood Commercial
<b>Parcel Number:</b>	R1333220010
<b>Location:</b>	NEC Ustick Road & Venable Lane
<b>Signage:</b>	Building & Monument Spaces
<b>LockBox:</b>	No, Contact Agents to Schedule



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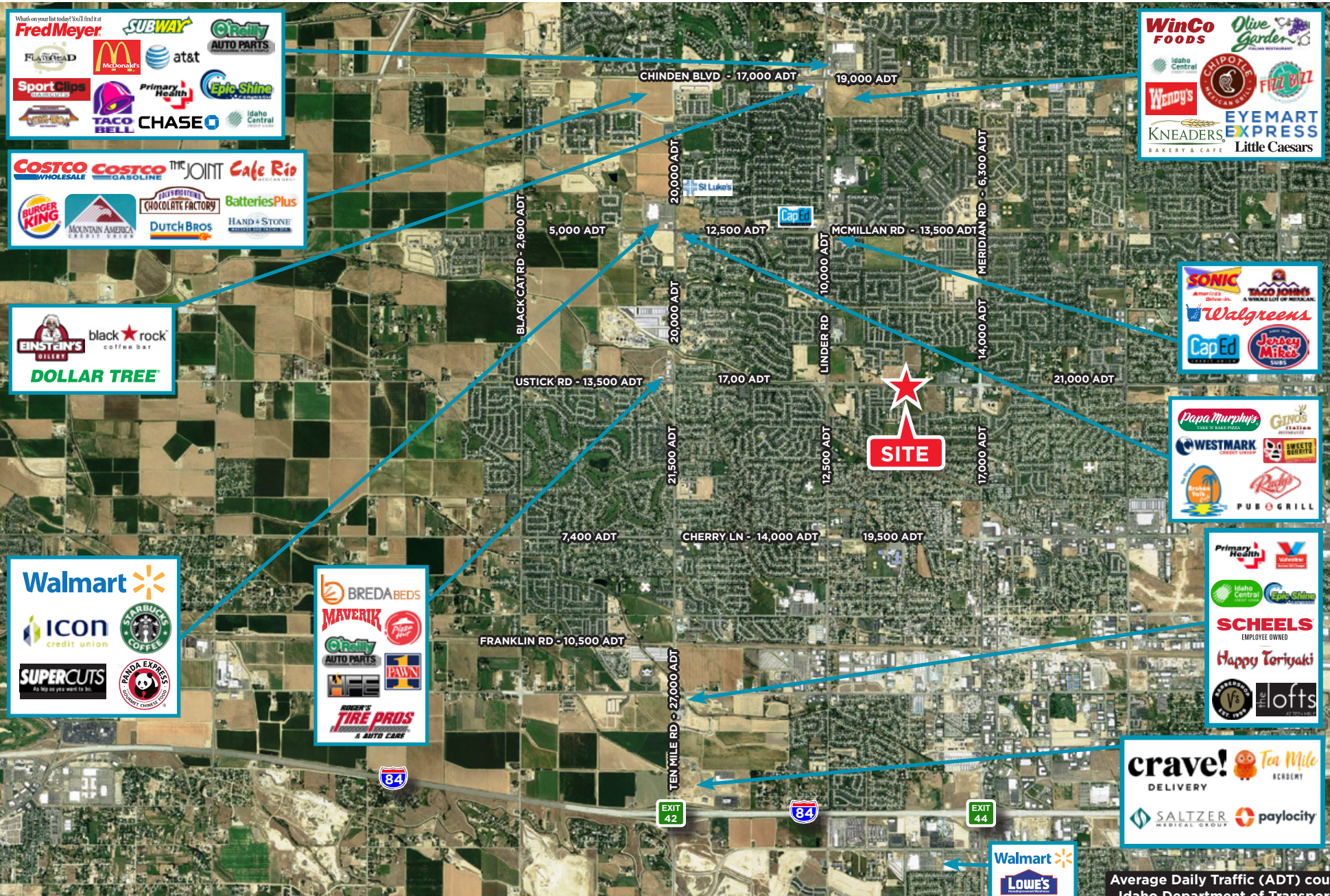


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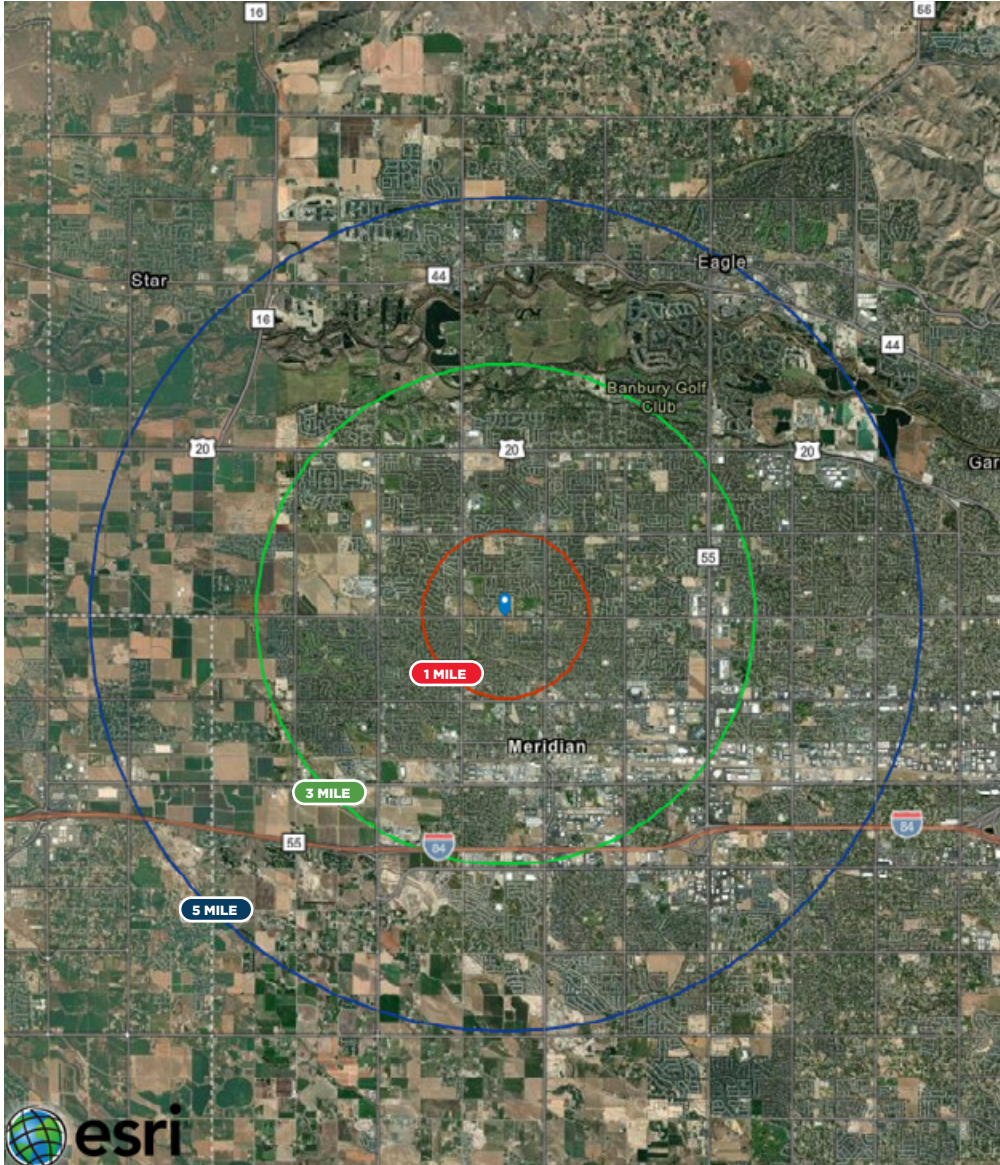


Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.



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## DEMOGRAPHICS

In the identified area, the current year population is 187,761. In 2020, the Census count in the area was 174,509. The rate of change since 2020 was 3.31% annually. The five-year projection for the population in the area is 201,820 representing a change of 1.45% annually from 2022 to 2027.



18,440  
1 MILE  
POPULATION



\$78,136  
1 MILE  
MEDIAN INCOME



33  
1 MILE  
MEDIAN AGE



102,572  
3 MILE  
POPULATION



\$84,342  
3 MILE  
MEDIAN INCOME



34  
3 MILE  
MEDIAN AGE



187,761  
5 MILE  
POPULATION



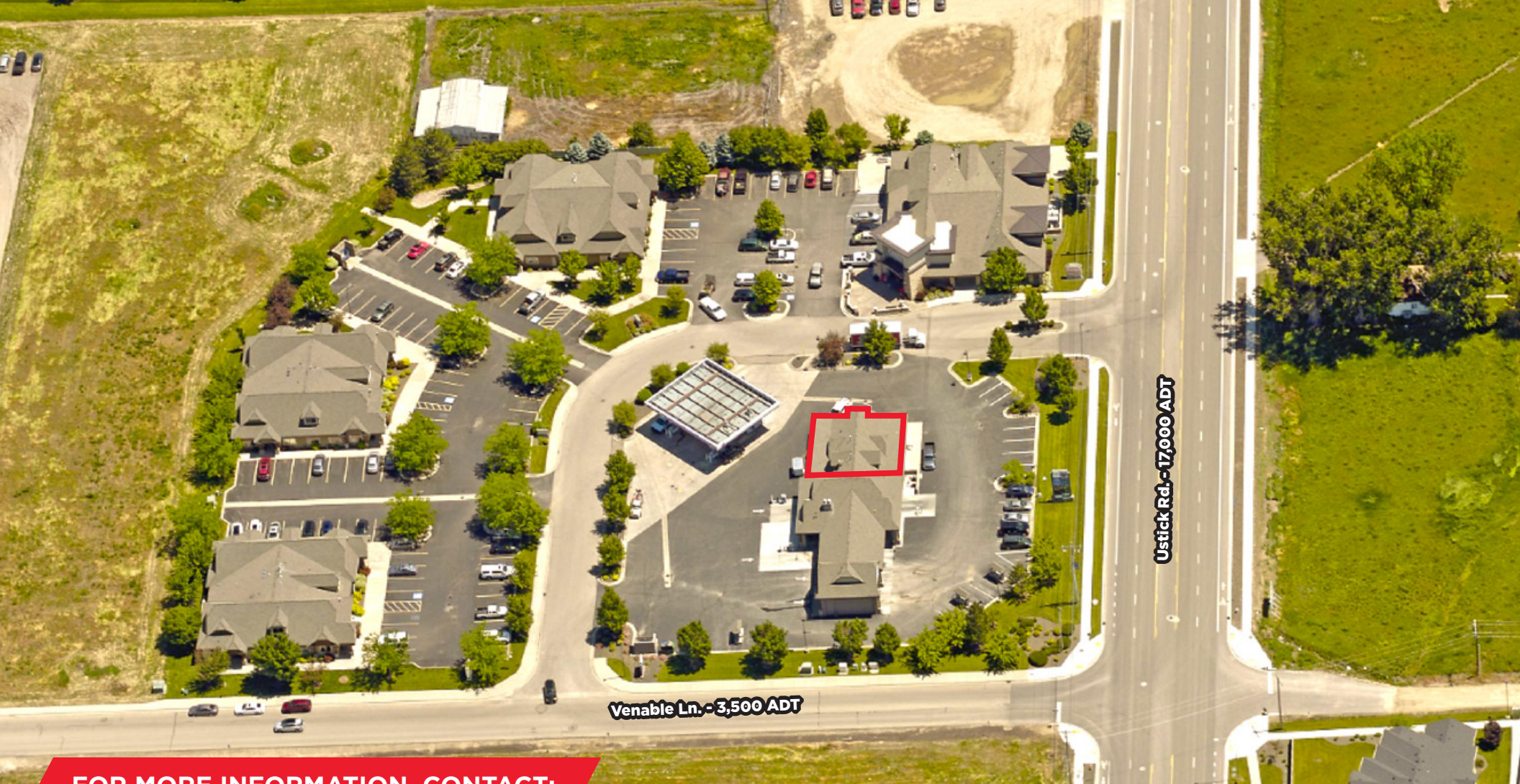
\$87,633  
5 MILE  
MEDIAN INCOME



36  
5 MILE  
MEDIAN AGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.





**FOR MORE INFORMATION, CONTACT:**

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