



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

# Showroom - Office - Warehouse

32 E. Bower St. & 550 N. Meridian Rd., Meridian, ID



**550 N Meridian Rd**



**DOWNTOWN MERIDIAN LOCATION**

**8,000 & 6,344 SF**  
**Price: \$799,000 (\$55.70/SF)**

## Property Highlights

<b>550 N Meridian Rd</b>	8,000 SF Total
Office/Showroom	4,000 SF
Warehouse	4,000 SF
<b>32 E Bower St</b>	6,344 SF Total
Office	2,880 SF
Warehouse	3,464 SF
<b>Lot Size</b>	0.692 Acres
<b>Yard Space</b>	2,200 SF - Fenced
<b>Zoning</b>	O-T- Old Town District
<b>Dock-High Doors</b>	2 - 550 N Meridian Rd
<b>Grade-Level Doors</b>	2 - 32 E Bower St
<b>Fire Suppression</b>	Yes
<b>Parking</b>	On-Site
<b>LockBox</b>	No, Please Do Not Disturb Current Tenants, Contact Agent for Showings

## Listing Features

- Two buildings on one parcel
- Combination of showroom, office and warehouse
- HVAC in showroom office areas and gas heat in warehouse space
- High visibility frontage on Meridian Road
- Located in the heart of Downtown Meridian
- Zoned to encourage redevelopment
- Close to many amenities including banks, restaurants, City Hall and the Post Office

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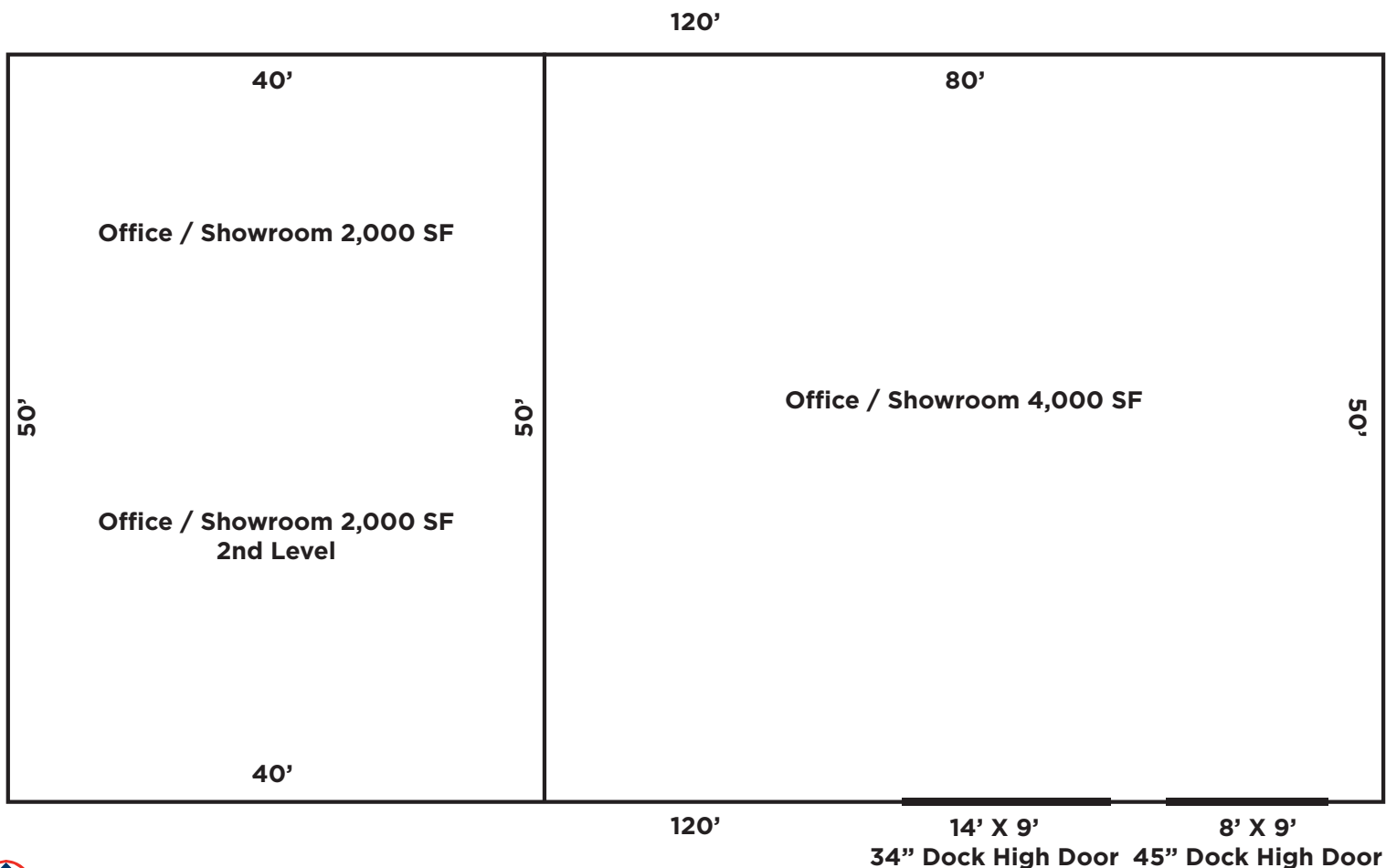


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550 N Meridian Rd - 8,000 SF Total - 4,000 SF Office / Showroom & 4,000 SF Warehouse



Not Drawn To Scale / For Reference Use Only

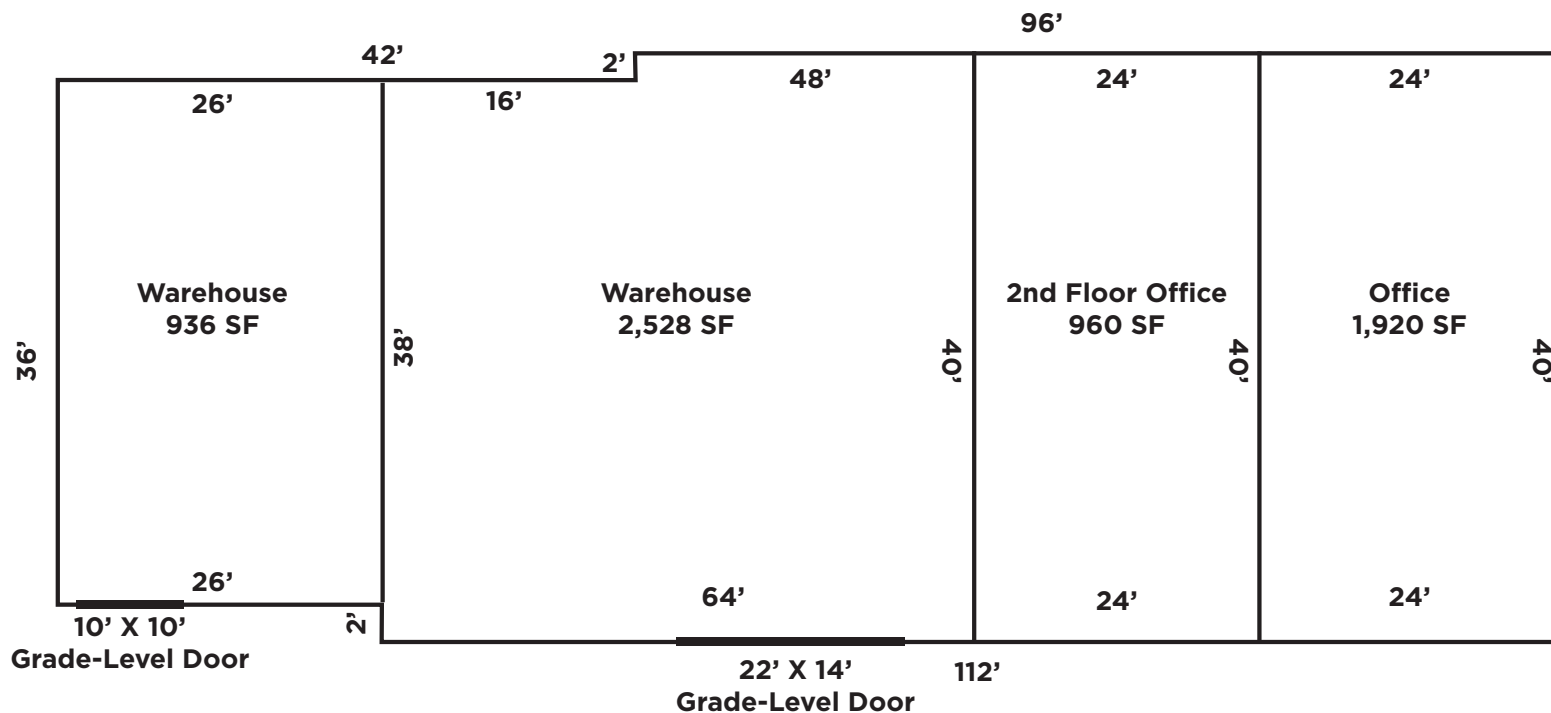
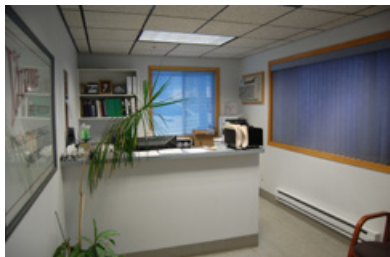
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## Aerial / Location Map / Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Estimated Population	10,704	78,469	158,898
2020 Projected Population	11,117	86,072	173,674
HOUSEHOLDS			
2015 Estimated Households	4,493	26,860	55,153
2020 Projected Households	4,697	29,504	60,431
2015 Est. Average HH Income	\$53,401	\$77,695	\$80,886
2020 Est. Average HH Income	\$61,007	\$88,321	\$91,918
BUSINESSES / EMPLOYEES			
Total Businesses	1,025	3,292	5,494
Total Employees	11,388	36,559	60,164

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING.  
ESRI FORECASTS FOR 2015 AND 2020. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

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