

# MAJOR REDEVELOPMENT

# 100% Retail Location in Coeur d'Alene, ID

## Signalized Hard Corner at Hwy 95 and W. Neider Ave.

- Corner Pad up to 6,500 sf
- Endcap up to 6,000 sf
- Adjacent to Safeway & Costco
- New At Home: Approx. 88,000 SF "
- Combined ADT Over 50,000 Cars
- Multiple Left Turn Access Points
- Parking over 5 per 1000
- Close Proximity to I-90 Fwy. Exchange via US Hwy 95
- Pylon Sign Panel Opportunity
- Link to Drone Video/Photography



#### Jim Koon Steve Ridenour

208.665.6475

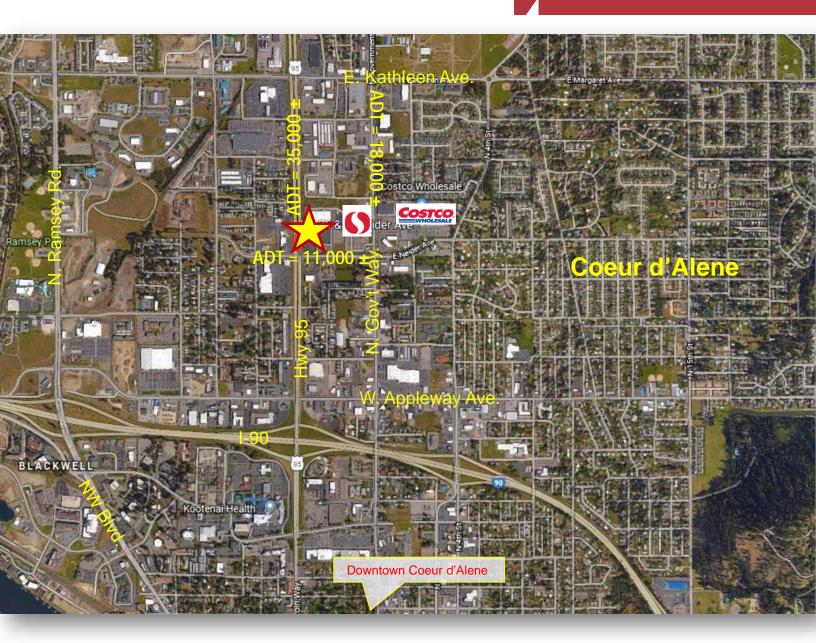
208.660.5010 208.640.9470 sridenour@naiblack.comjim@cdabroker.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED

Black Commercial, Inc. 105 North 1st Street, Suite 300 107 S. Howard; Suite 500 Cœur d'Alene, Idaho 83814 Spokane, Washington 99201 +1 509 623 1000



# **Aerial Photo** & Demographics



### 2018 Demographics:

Population	5	Mile Radius Mile Radius Mile Radius	54,450 84,667 140,161
Average	3	Mile Radius	\$64,306
Household	5	Mile Radius	\$69,328
Income	10	Mile Radius	\$69,975

For more information, contact:

Jim Koon Steve Ridenour

208.660.5010 sridenour@naiblack.com jim@cdabroker.com

208.665.6475

208.640.9470





# For more information, contact:

Steve Ridenour

208.660.5010 sridenour@naiblack.com

105 North 1st Street, Suite 300

Cœur d'Alene, Idaho 83814

208.665.6475

Jim Koon

208.640.9470 jim@cdabroker.com