

RETAIL OPPORTUNITY



15.89 Acre
Retail Opportunity
BUILD-TO-SUIT OPTIONS AVAILABLE

505 W Kathleen Avenue
Coeur d'Alene, ID 83815

View
Location



CARL GUENZEL, BROKER
509.755.7543
carlg@kiemlehagood.com

KIEMLE
HAGOOD

15.89 Acre Retail Opportunity

505 W Kathleen Avenue
Coeur d'Alene, ID 83815

Leasing Details:

Price:
Contact Listing Agent

Zoning:
Commercial-17

Space Available:
Pads
Small Box
Big Box

BUILD-TO-SUIT OPTIONS
AVAILABLE

KIEMLEHAGOOD



Located along Highway 95 in Coeur d'Alene, Idaho

DEMOGRAPHICS



Est Pop 2021	9,473	66,051	93,869
Projected Pop 2026	9,935	69,844	99,253
Proj Ann Growth (21-26)	1.0%	1.1%	1.1%
Est Daytime Pop	8,902	54,091	72,849
2021 Average HHI	\$44,040	\$68,987	\$72,410
2021 Median HHI	\$44,494	\$61,218	\$63,879

TRAFFIC



Average Daily Traffic

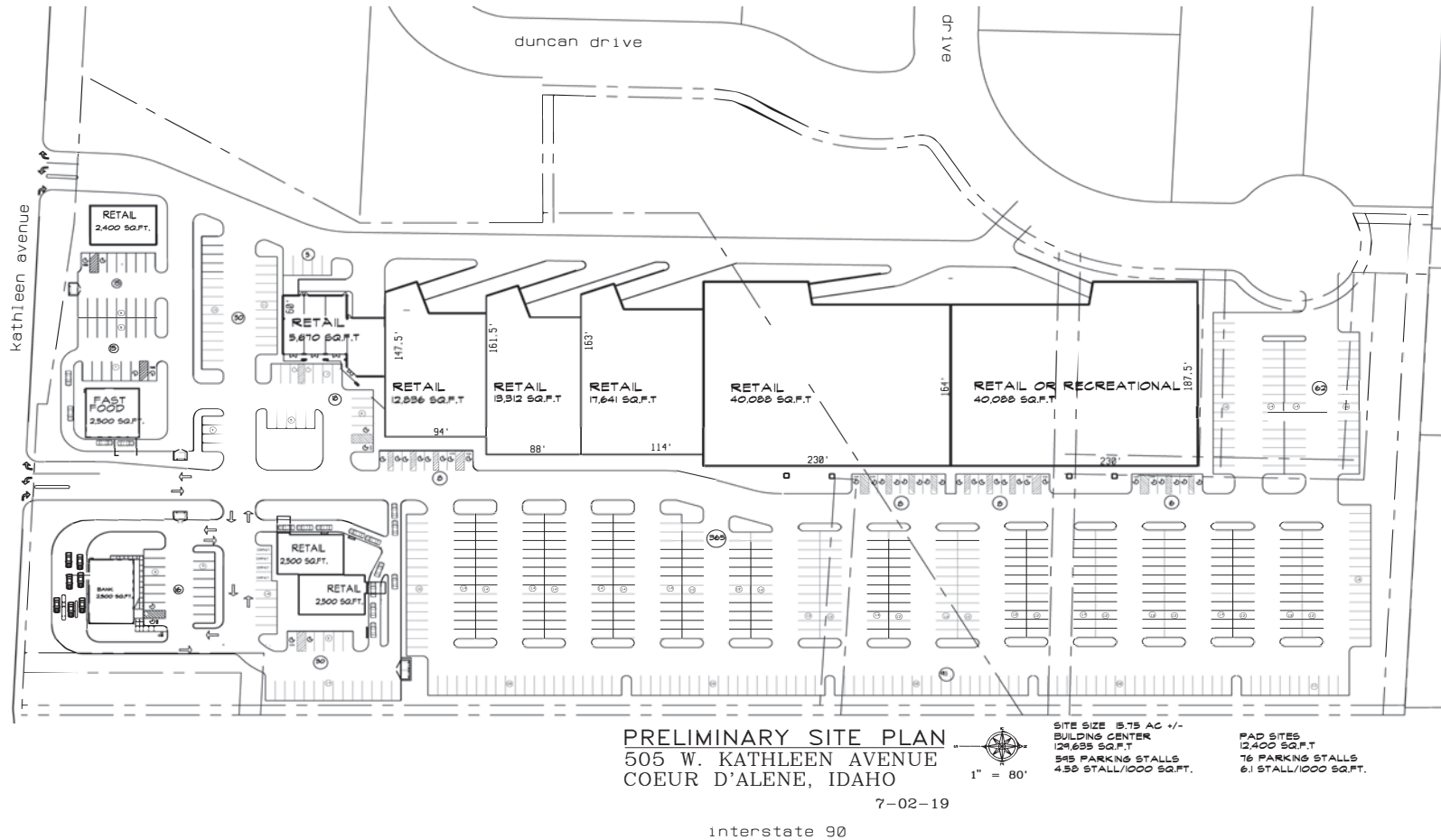
Highway 95 at the Site:

± 33,300 ADT

Kathleen Avenue at Highway 95:

± 13,600 ADT

CONCEPTUAL SITE PLAN



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509.755.7543 carlg@kiemlehagood.com
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SPOKANE, WA 99201

**KIEMLE
HAGOOD**

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR