

DEVELOPMENT OPPORTUNITY

This proposed development is positioned along the east side of Highway 95, just north of Honeysuckle Avenue.

Offering a variety of lease options and flexible site plans.

This project will be developed by Parkwood Business Properties.

Please contact listing agents for additional information.



**PAD SITES AVAILABLE
BUILD-TO-SUIT or
GROUND LEASE**

SEC Highway 95 & Orchard Avenue
Hayden, Idaho 83835

**View
Location**



CARL GUENZEL

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PAT EBERLIN

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**KIEMLE
HAGOOD**

MULTI PAD SITES AVAILABLE

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Hayden, Idaho 83835

PRELIMINARY SITE PLAN

Contact Listing Agents for Pricing Parcel Number: H405023228AA

- » Proposed Development with Highway 95 Frontage
- » Pad Sites Available for Build-to-Suit or Ground Lease
- » Various configurations available, including a drive-thru option

PAD A

±25,106 SF

Proposed Building Size: ±2,500 SF
(With Drive-Thru)

PAD B

±60,247 SF

Proposed Building Size: ±2,200 SF up to ±13,388 SF
(Multi-Tenant Building)

PAD C

±29,214 SF

Proposed Building Size: ±6,816 SF

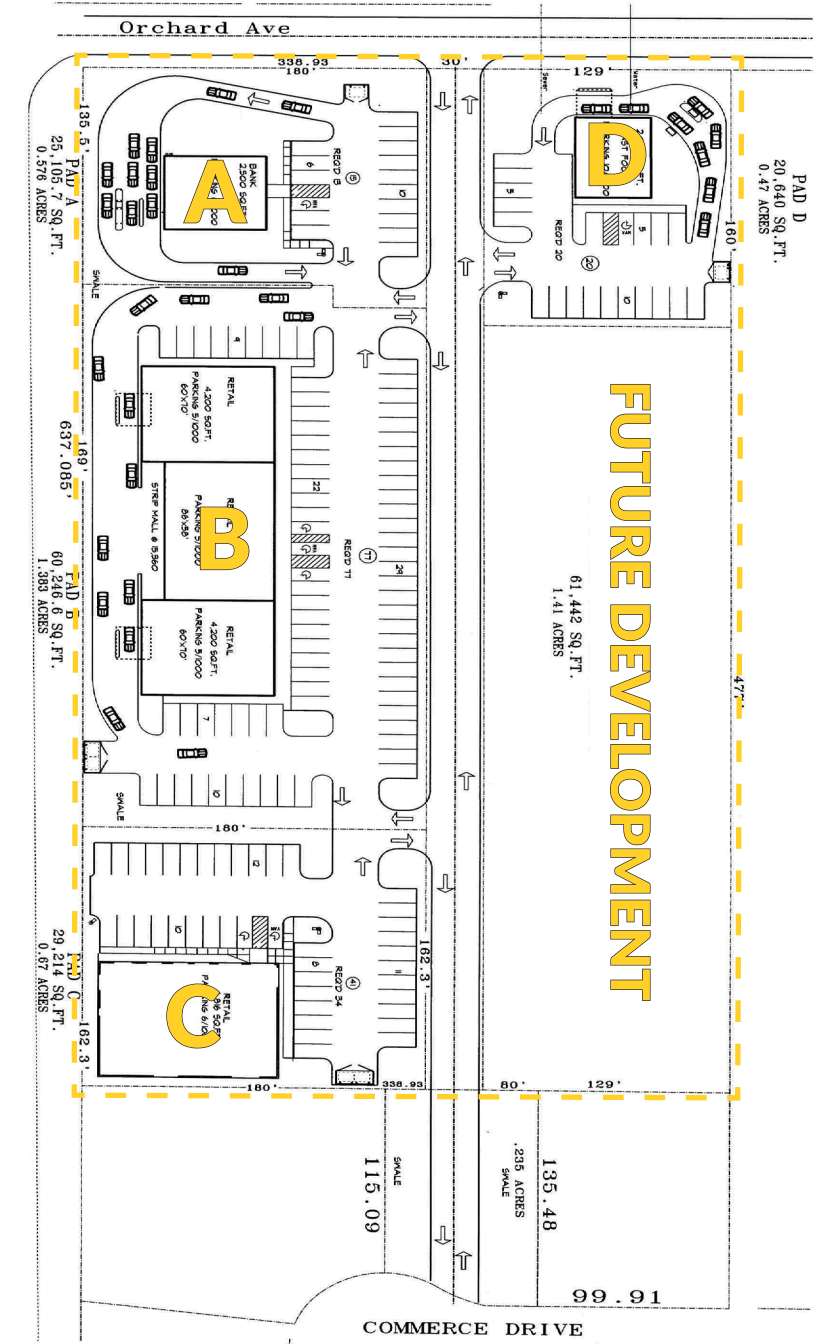
PAD D

±20,640 SF

Proposed Building Size: ±2,000 SF
(With Drive-Thru)

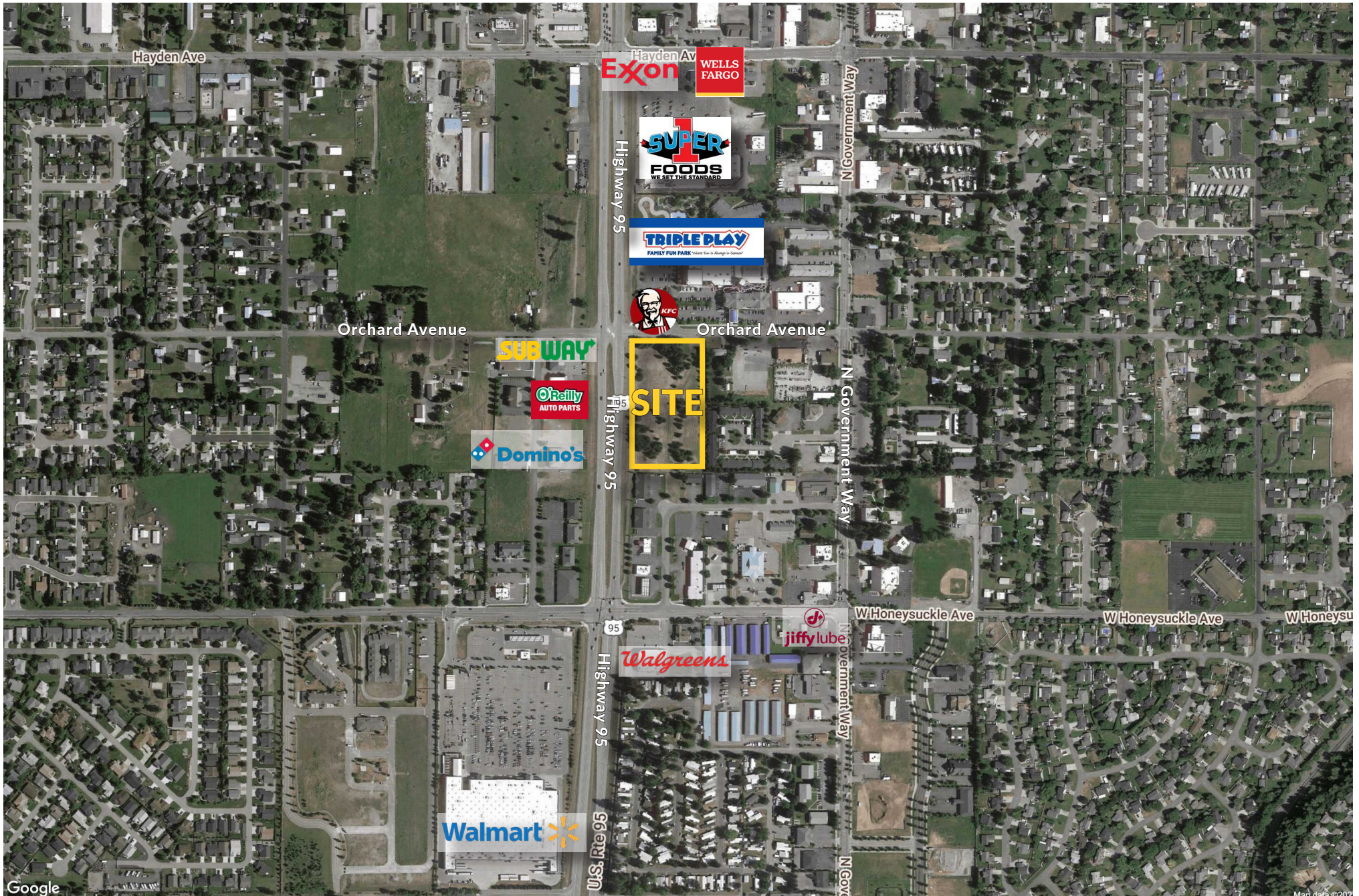
FUTURE DEVELOPMENT LAND

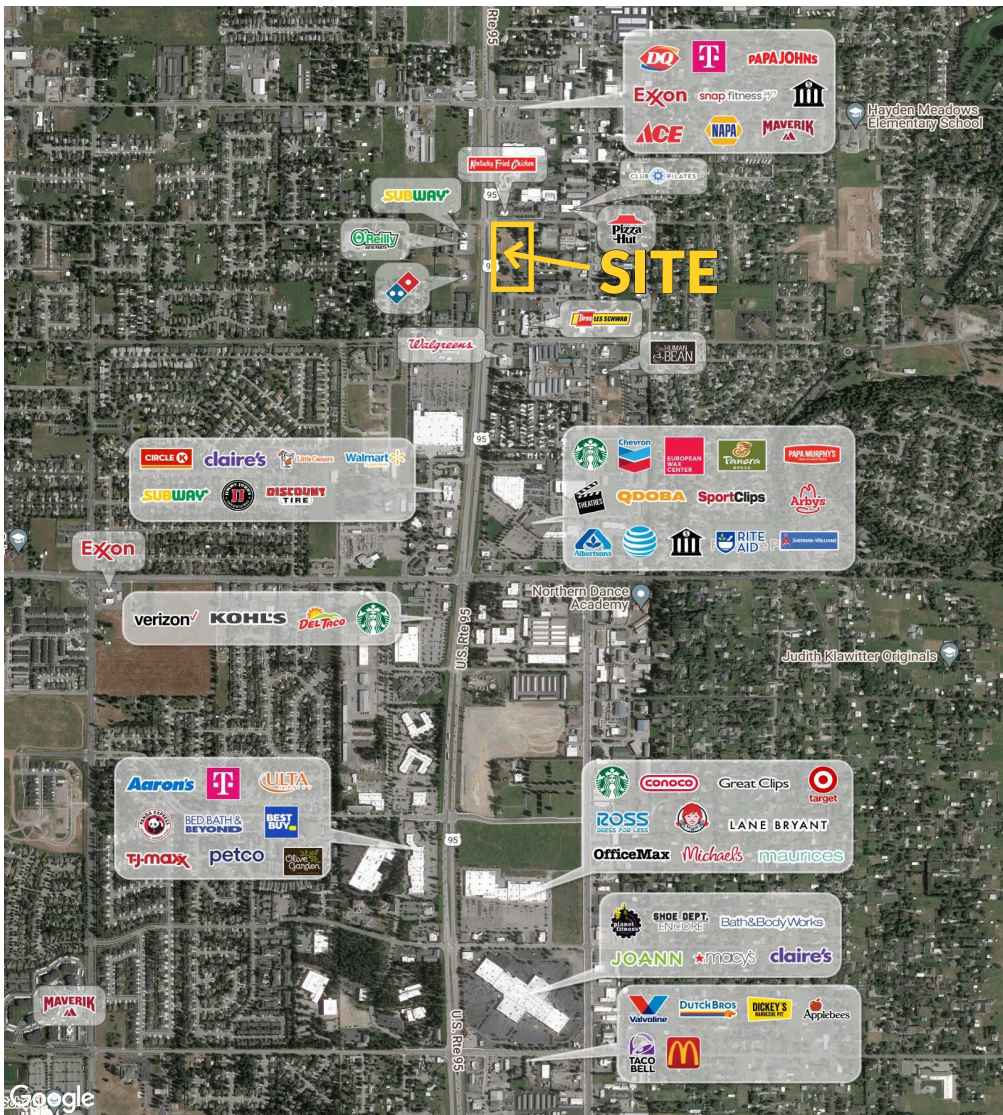
±61,442 SF (±1.41 ACRES)



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EXCELLENT DEVELOPMENT OPPORTUNITY TO BRING NEW RETAILERS/BUSINESSES TO THE AREA!

DEMOGRAPHICS	1MI	3MI	5MI	10MI
Est Population 2023	8,152	48,733	82,635	160,161
Proj Population 2028	8,468	52,245	88,362	174,306
Proj Annual Growth	0.8 %	1.4 %	1.4 %	1.8 %
Est Households	3,477	19,034	33,459	63,848
Average HHI	\$93,116	\$103,156	\$96,270	\$95,687
Median HHI	\$70,105	\$80,801	\$73,070	\$75,221
Median Age	44.8	40.4	39.9	39.6

TRAFFIC COUNTS AVERAGE DAILY TRAFFIC

Highway 95 N & S	±32,936 ADT
Honeysuckle Avenue	±7,962 ADT
N Government Drive	±10,015 ADT

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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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