

For Sale & Lease

Sagle Center



Sagle Center Development

0 Hwy 95 & Sagle Rd
Sagle, Idaho 83860

Property Description

Total Lot Size: 19.38 Acres ±

Lot 4A: 1.43 Acres ±

Remainder Lot: 17.95 Acres ±

Highway 95 Frontage

Great Restaurant, Grocery Store & Motel Location

Owner will Ground Lease or Build-to-Suit

Just a Few Minutes to Downtown Sandpoint, ID

Sales Price:

Frontage Lots: \$8/SF

Remainder Parcel: \$4/SF

Entire 19.38 Acre ± Site: \$2,359,645.20



Google, Microsoft, CNICUS, Maxar Technologies, USDA/FPAC/GEO

For more information

Chris Bell, SIOR

O: 509 622 3538

cbell@naiblack.com

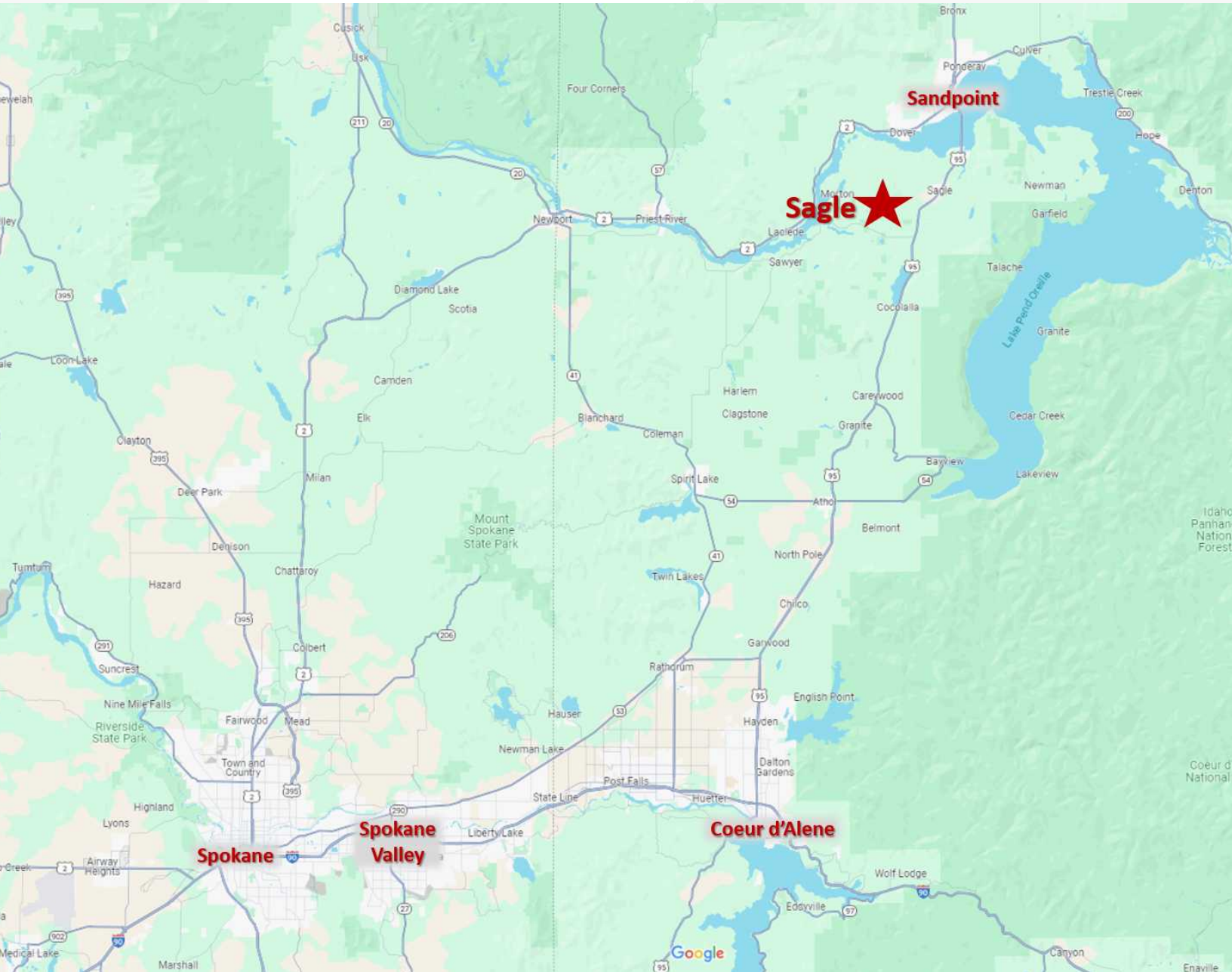
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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com



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Land

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Population	1 Mile	3 Miles	5 Miles
Total Population	360	2,530	9,136
Average Age	45.3	46.3	49.8
Average Age (Male)	47.1	47.0	48.5
Average Age (Female)	44.2	45.5	49.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	176	1,229	4,404
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$62,859	\$63,800	\$68,500
Average House Value	\$329,907	\$331,616	\$335,768

* Demographic data derived from 2020 ACS - US Census

