

FOR LEASE



Google

AVAILABLE SPACE:

\$6,570/MO, NNN (\$12/SF/NNN)

Total Main Building Size: ±6,570 SF

Storage Shed: ±280 SF

Conex Box (2): ±160 SF Each

Lot Size: ±0.646 Acres (±28,140 SF)

Year Built: 1985

**Owner is licensed Real Estate Salesperson in the State of Idaho*

This former Napa Auto Parts is located along one of Lewiston's primary arterials. The main building is ±6,570 SF with an additional ±280 SF storage shed and (2) conex boxes totaling ±320 SF located in a fenced yard area.

The property features a new membrane roof, parking area recently seal coated and striped (±25 parking stalls) and landscaping with sprinkler system.

Contact Broker for showing information.

Please do not disturb tenant.

KIEMLEHAGOOD.COM

Free-Standing Commercial Building

914 21st Street
Lewiston, ID 83501

View
Location



COLIN CONWAY
MANAGING BROKER

509.755.7595

colin.conway@kiemlehaood.com

KEVIN EDWARDS
BROKER

509.939.8828

k.edwards@me.com

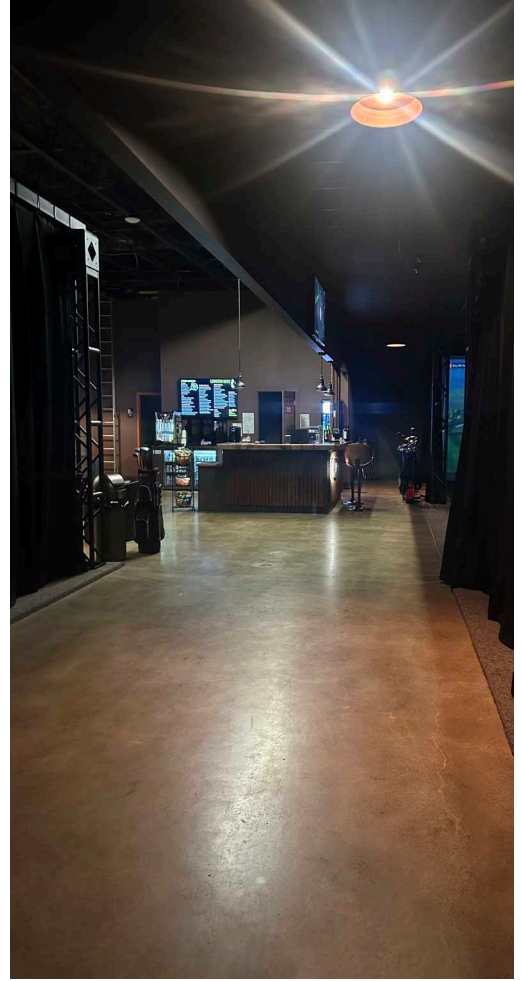
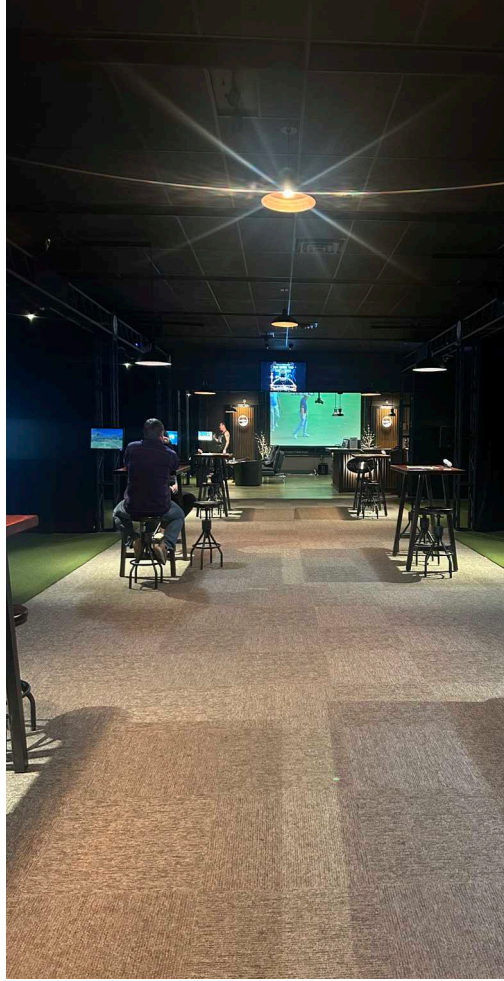


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Interior Photos

914 21st Street | Lewiston, ID 83501

CURRENT CONFIGURATION

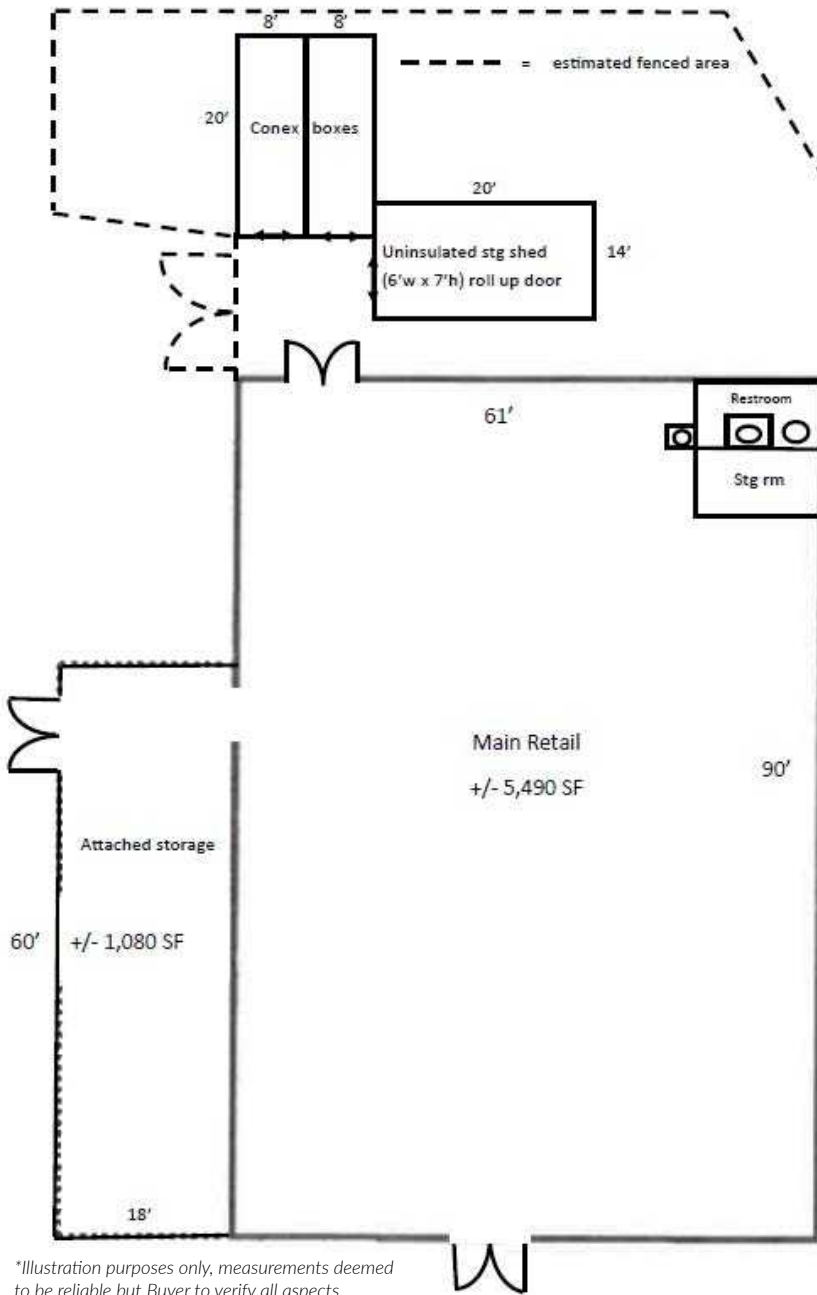


PREVIOUS OPEN CONCEPT



Site Plan & Exterior Photos

914 21st Street | Lewiston, ID 83501

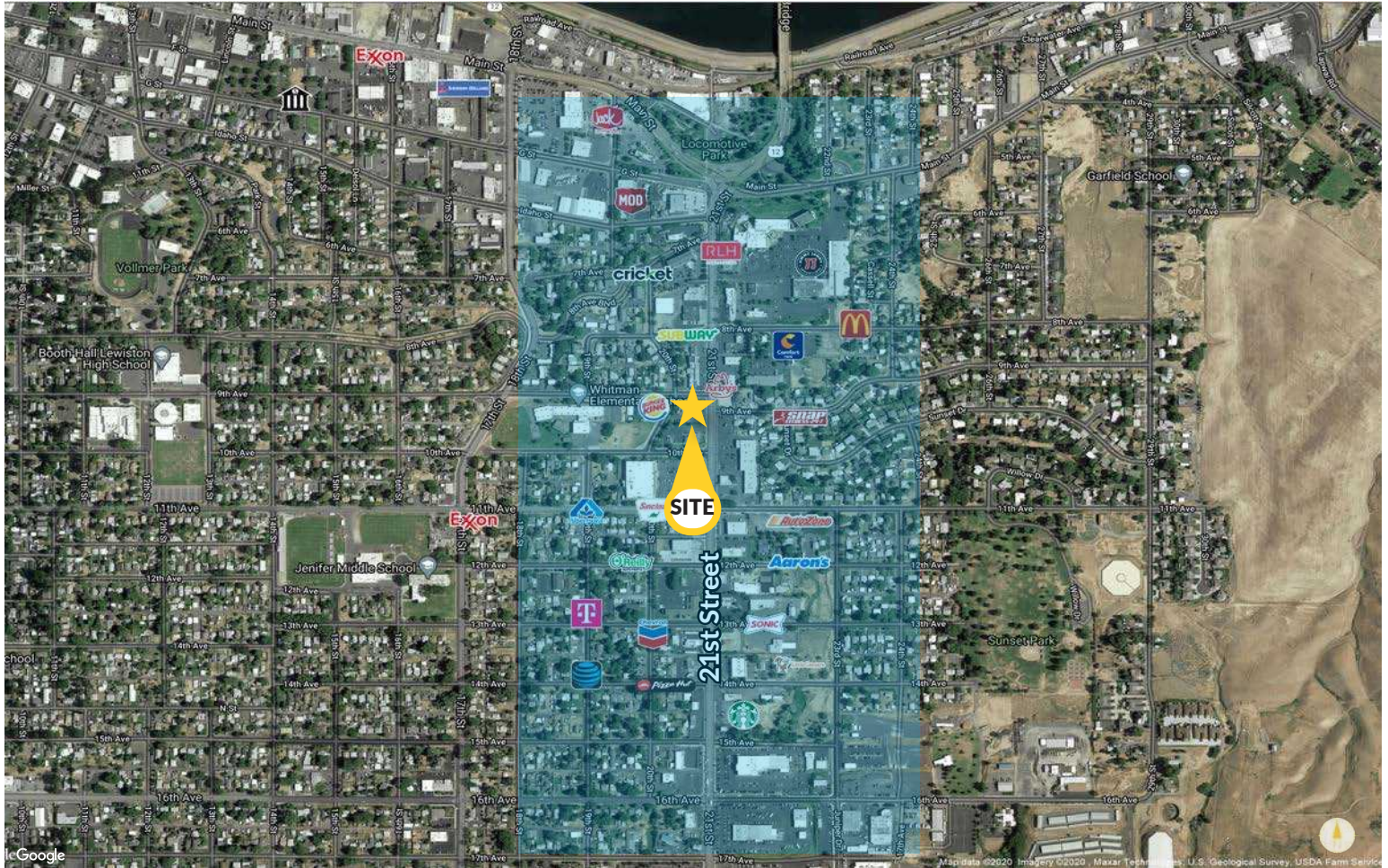


*Illustration purposes only, measurements deemed to be reliable but Buyer to verify all aspects.



Retail Aerial & Demographics

914 21st Street | Lewiston, ID 83501



DEMOGRAPHICS



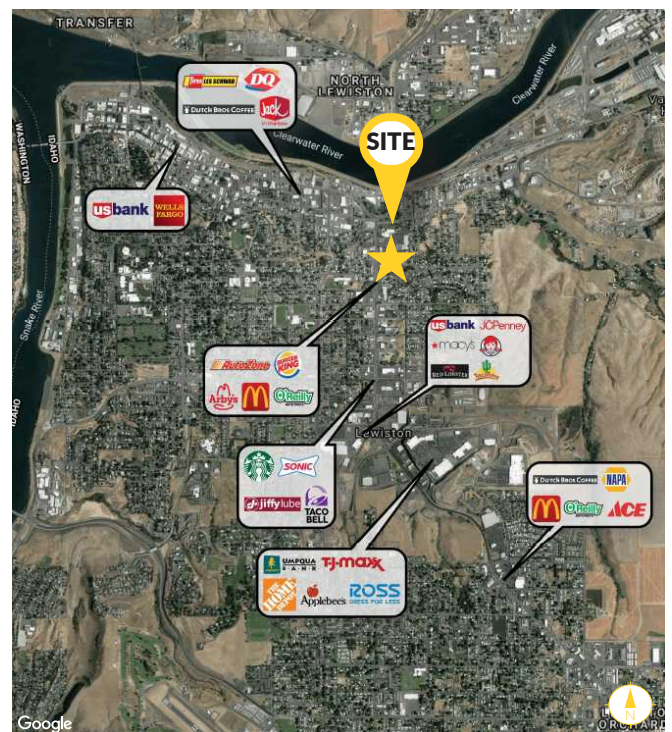
	1mi	3mi	5mi
2023 Estimated Population	7,067	36,633	57,570
2028 Projected Population	7,739	38,580	18,349
Projected Annual Growth (23-28)	1.9%	1.1%	1.1%
2023 Med Age	35.8	40.4	42.0
2023 Average HHI	\$88,723	\$87,870	\$101,105
2023 Median HHI	\$63,685	\$64,577	\$72,581
2023 Daytime Demographics	7,541	29,534	40,946

TRAFFIC



Average Daily Traffic

21st @ Site:	±23,790 ADT
21st & 11th:	±25,265 ADT





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FREE-STANDING COMMERCIAL BUILDING

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Lewiston, ID 83501

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colin.conway@kiemlehagood.com

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**KIEMLE
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

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

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