

# FOR GROUND LEASE OR BUILD TO SUIT

**PRIME RETAIL LOCATION**  
 7890 N Government Way  
 Dalton Gardens, ID

### LEASE PRICE

**End Cap: \$40/SF NNN**  
**Inline: \$30/SF NNN**  
**Ground Lease: Negotiable**

### SPACE SIZE

**1,152 SF or Larger**

### TRAFFIC COUNT

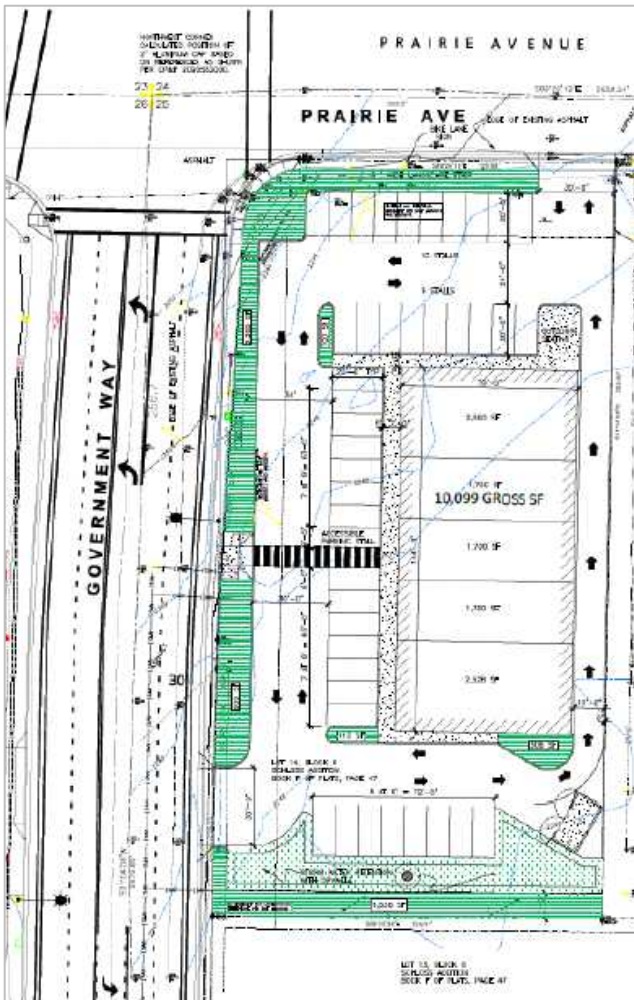
**25,943 ± ADT**  
 Government Way & Prairie Ave combined

### HIGHLIGHTS

- Excellent corner retail location with high visibility
- Signalized intersection with busy traffic
- 7890 N Government Way is the address
- Suitable for retailers with Drive Through needs
- Located between the city of Coeur D'Alene and Hayden

### DETAILS

- Lot size: 45,263.20 ± SF
- Lot dimensions: 155' ± East/ West by 300' ± North/ South
- Parcel # D00000253225 & D98000060140
- Zoning: Commercial



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	52,004	77,163	138,151
Median HH Income	\$58,672	\$56,077	\$56,442

