

For Lease

Retail/Office/QSR

NAI Black



480 Bonner Mall Way

Ponderay, Idaho 83852

Property Description

Space Available: 1,833± SF

- Drive Thru
- 3 Offices
- Break room

Minutes from downtown Sandpoint and located in the main shopping district that services the surrounding area as far north as Canada.

Neighboring Tenants: Yokes Fresh Market, Petco, Staples, Dollar Tree, Harbor Freight, Walkers Furniture

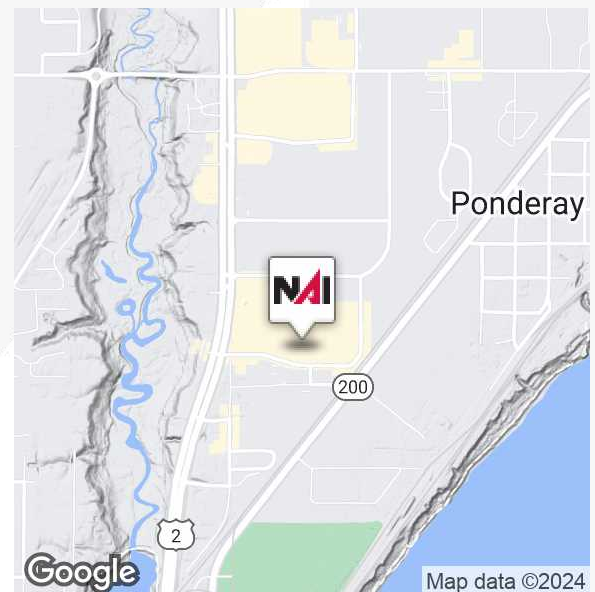
- T-Mobile coming 2024

Estimated NNN \$3.25 per sq. ft.

Traffic Count:

- Highway 95: 4,500± VPD
- Highway 200: 9,600± VPD

Lease Rate: \$26.00 SF/yr (NNN)



For more information

Drew Ulrick, SIOR

O: 509 622 3562

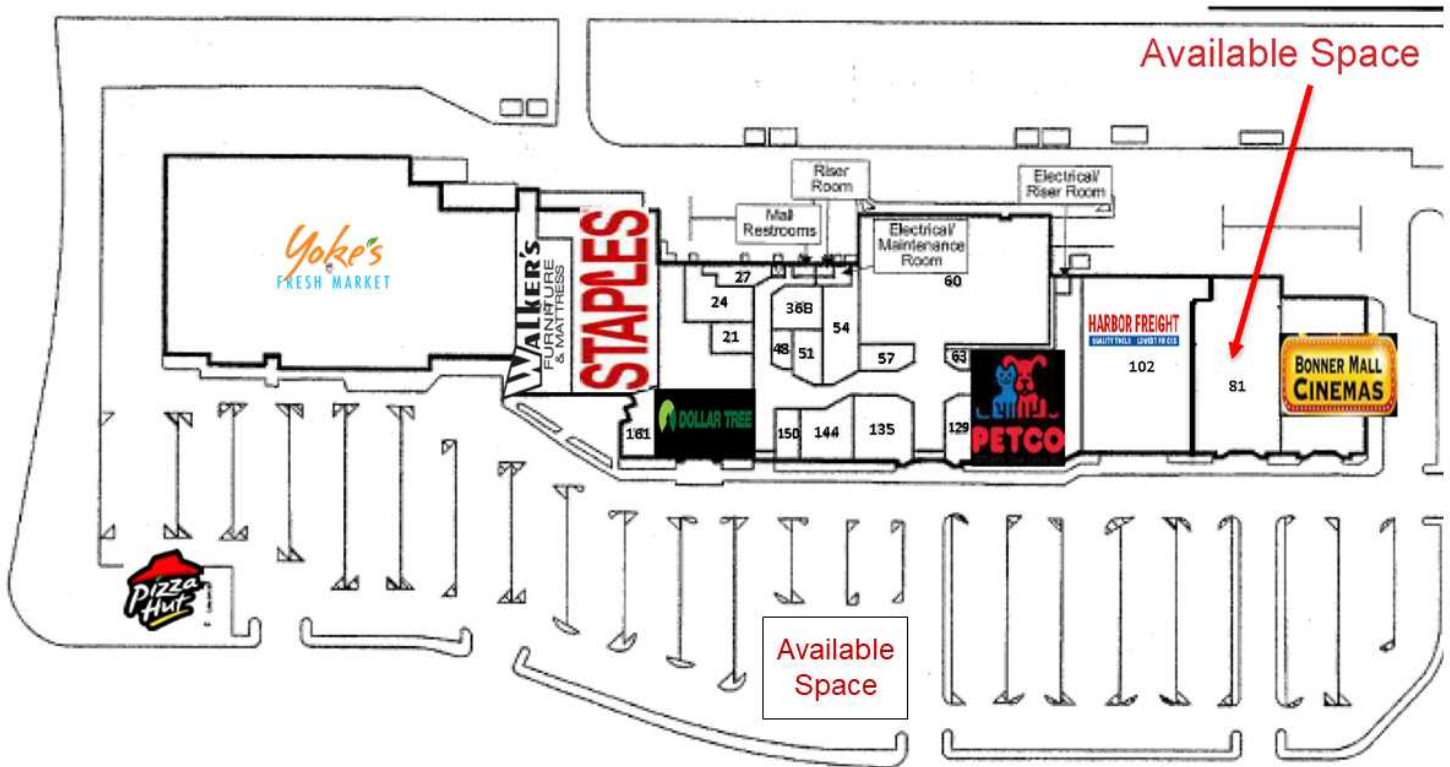
dulrick@naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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

For Lease

Retail/Office/QSR



No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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

For Lease

Retail/Office/QSR

NAIBlack



No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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

For Lease

Retail/Office/QSR

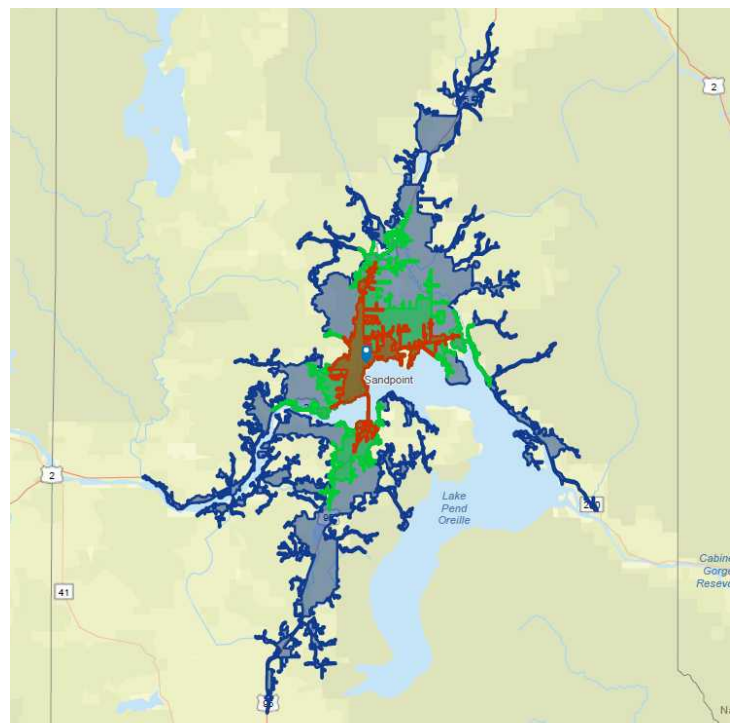


Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Population	10 Minutes	15 Minutes	30 Minutes
Total Population	13,304	18,643	27,551
Average Age	40.8	42.9	45.9

Households & Income	10 Minutes	15 Minutes	30 Minutes
# of Persons per HH	2.31	2.34	2.38
Average HH Income	\$77,612	\$84,640	\$87,709

* Demographic data derived from Esri



No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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

For Lease

Retail/Office/QSR

Samuels

NAI Black



Schweitzer

Colburn

2

Bronx

Northern Idaho Powersports

Boyer

Oden

Culver

WAL-MART



Kootenai

200

Kodiak Aircraft Company

Ponderay

Bonner Mall

Sandpoint Airport

2



Sandpoint

95

2

Dover

Pend Oreille River

95

Google

Map data ©2023 Imagery
©2023 TerraMetrics

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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