

FOR LEASE

**\$1,500/mo NNN**



**6613 COMMERCIAL PARK AVE**

Rathdrum, ID 83858

**Exclusively listed by:**

Stephen Barbieri  
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Don't miss this opportunity to lease a thriving retail or restaurant space in the booming city of Rathdrum! Located in a prime, high-traffic area, you'll be perfectly positioned to capitalize on Rathdrum's expanding community. Ideal for both new and experienced retailers or restaurateurs looking to make their mark in a growing market.



## Demographics

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	<b>172</b>	<b>6,927</b>	<b>47,633</b>
<b>TOTAL POPULATION</b>	<b>453</b>	<b>18,540</b>	<b>121,744</b>
<b>AVERAGE HH INCOME</b>	<b>\$58,218</b>	<b>\$58,696</b>	<b>\$57,429</b>

## Highlights



**1,122**  
Square Feet



High visibility  
from Hwy 53



Shadow-anchored  
by Super 1 Foods



Prime  
Location



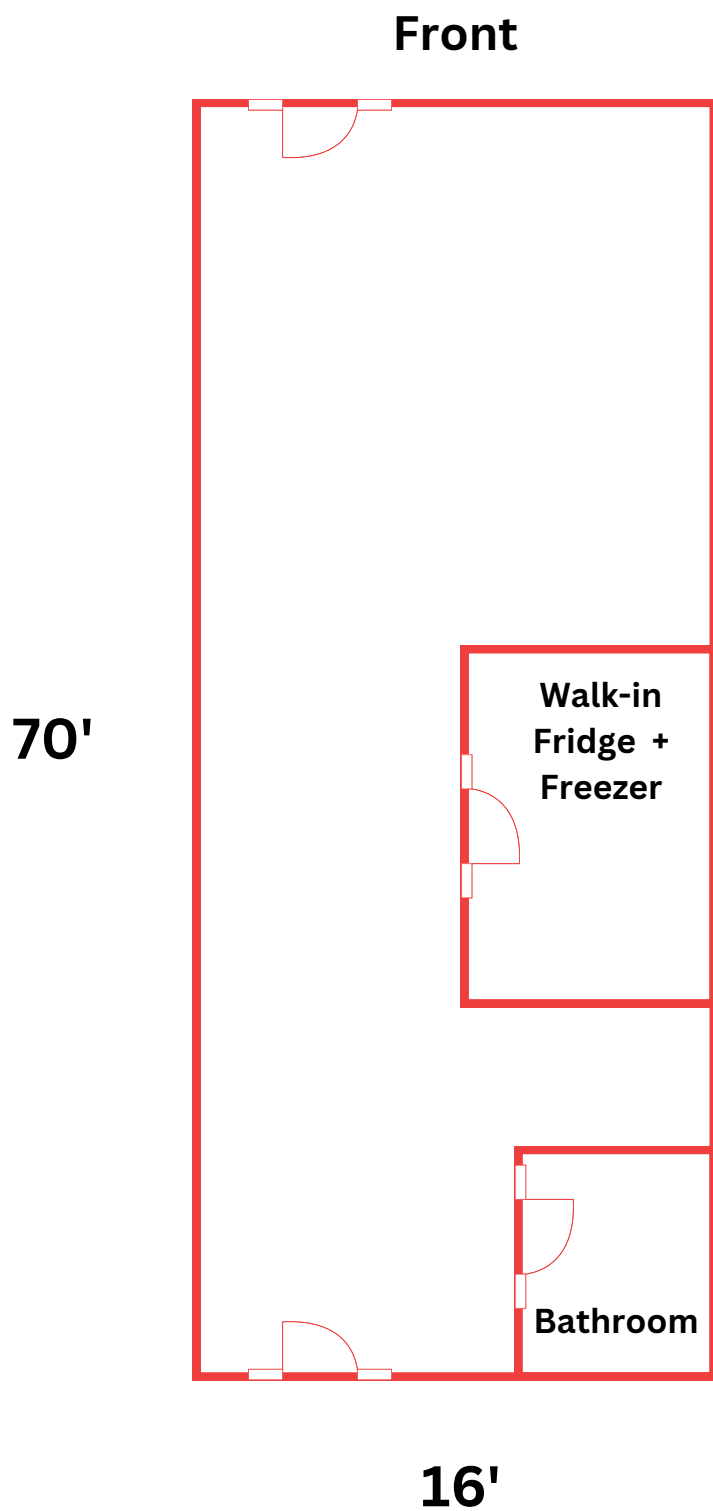
Ample  
Parking

**NNN**

**\$4.18/SF**

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**NEIGHBORING BUSINESSES:**

- Fish ON
- O'Reilly Auto Parts
- Umpqua Bank
- Edward Jones
- Verizon
- H&R Block

## AERIAL MAP

**Rathdrum is currently growing at a rate 6.19% annually and its population has increased by 41.1% since the most recent census, in 2020.**

**Idaho Transportation Department (ITD) expects traffic volumes along Highway 53 to nearly double over the next decade.**

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