

CONTACT

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HIGHLIGHTS

Surrounded by active commercial/residential expansion

Total of 2.43 acres available

Prime HWY 41 frontage

Adjacent to the new Les Schwab Center

DETAILS

SPACE	LOT SIZE	RATE
1706 Nicholson	0.94 Acres	\$2.00/SF/yr, NNN
1762 Nicholson	0.74 Acres	\$2.00/SF/yr, NNN
1814 Nicholson	0.75 Acres	\$2.00/SF/yr, NNN

SUBMARKET:Post FallsLEASE TYPE:NNNZONING:CCSUTILITIES:S/W/G/P/D To Site







## ZONING ADAPTABLE ZONING CODE



### ZONING DISTRICT

## CCS - COMMUNITY COMMERCIAL SERVICES

Supports uses that include retail sales or consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses

Applied in areas primarily located near arterials and collector streets. Residential uses may be allowed within this zone at densities permitted by the High Density Multi-Family Residential (R3) Zone by special use permit



# AERIAL MAP LOCATED IN POST FALLS' PATH OF GROWTH



1 MILE RADIUS



1.3%



AVG. HOUSEHOLD INC. \$90,720





**3 MILE RADIUS** 



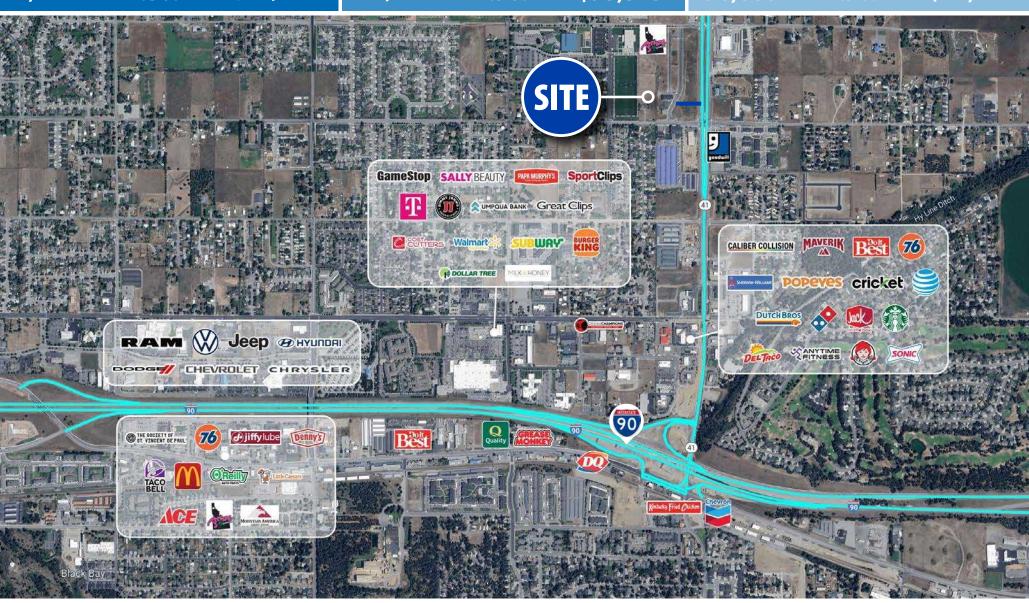


\$95,313





\$96,106



# **NEW I-90 INTERCHANGE**

