

TOK

COMMERCIAL

16TH AVE & HWY 41 LAND

LAND FOR LEASE/BTS / 1706 - 1814 N NICHOLSON CENTER DRIVE / POST FALLS, IDAHO 83854



CONTACT

DANNY DAVIS, CCIM

208.691.6003

danny@tokcommercial.com

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

1706 Nicholson

1762 Nicholson

1814 Nicholson

LOT SIZE

0.94 Acres

0.74 Acres

0.75 Acres

RATE

\$2.00/SF/yr, NNN

\$2.00/SF/yr, NNN

\$2.00/SF/yr, NNN

SUBMARKET:

Post Falls

ZONING:

CCS

LEASE TYPE:

NNN

UTILITIES:

S/W/G/P/D To Site



UPDATED: 2.4.2025



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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



UPDATED: 4.17.2025

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AERIAL MAP

LOCATED IN POST FALLS' PATH OF GROWTH



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1 MILE RADIUS



POPULATION
8,280



HISTORIC ANN. GROWTH
1.3%



AVG. HOUSEHOLD INC.
\$90,720

3 MILE RADIUS



POPULATION
44,575



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$95,313

5 MILE RADIUS



POPULATION
90,086



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106

SITE



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NEW I-90 INTERCHANGE



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