

# FOR LEASE



## NORTH IDAHO'S PREMIER NEIGHBORHOOD SHOPPING CENTER

### SUITE 325 AVAILABLE

SIZE	±7,832 SF
PRICE	\$16.00 PSF /YR
LEASE TYPE	Modified NNN
NNN	2024 NNN's \$4.96 PSF

### PAD SITE AVAILABLE (GROUND LEASE OR BTS)

SIZE	±0.95 Acres (±41,382 SF)
PRICE	Contact Listing Agent(s)

### FORMER RITE AID SPACE

SIZE	±16,789 SF)
PRICE	\$12.00 PSF /YR, NNN
EST. 2025 NNN	\$2.65 PSF



## PRAIRIE SHOPPING CENTER

NEC of Highway 95 & Prairie Avenue  
Hayden, ID 83835

One of the finest neighborhood shopping centers in Northern Idaho, Prairie Shopping Center is positioned on ±26 acres along Highway 95. Anchor tenants include, but are not limited to: Safeway, Hayden Discount Cinemas, and more!

**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com

**CARL GUENZEL**

509.755.7543

carlg@kiemlehagood.com

**KIEMLE  
HAGOOD**





## SITE PLAN AND NEIGHBORING RETAILERS

### PRAIRIE SHOPPING CENTER

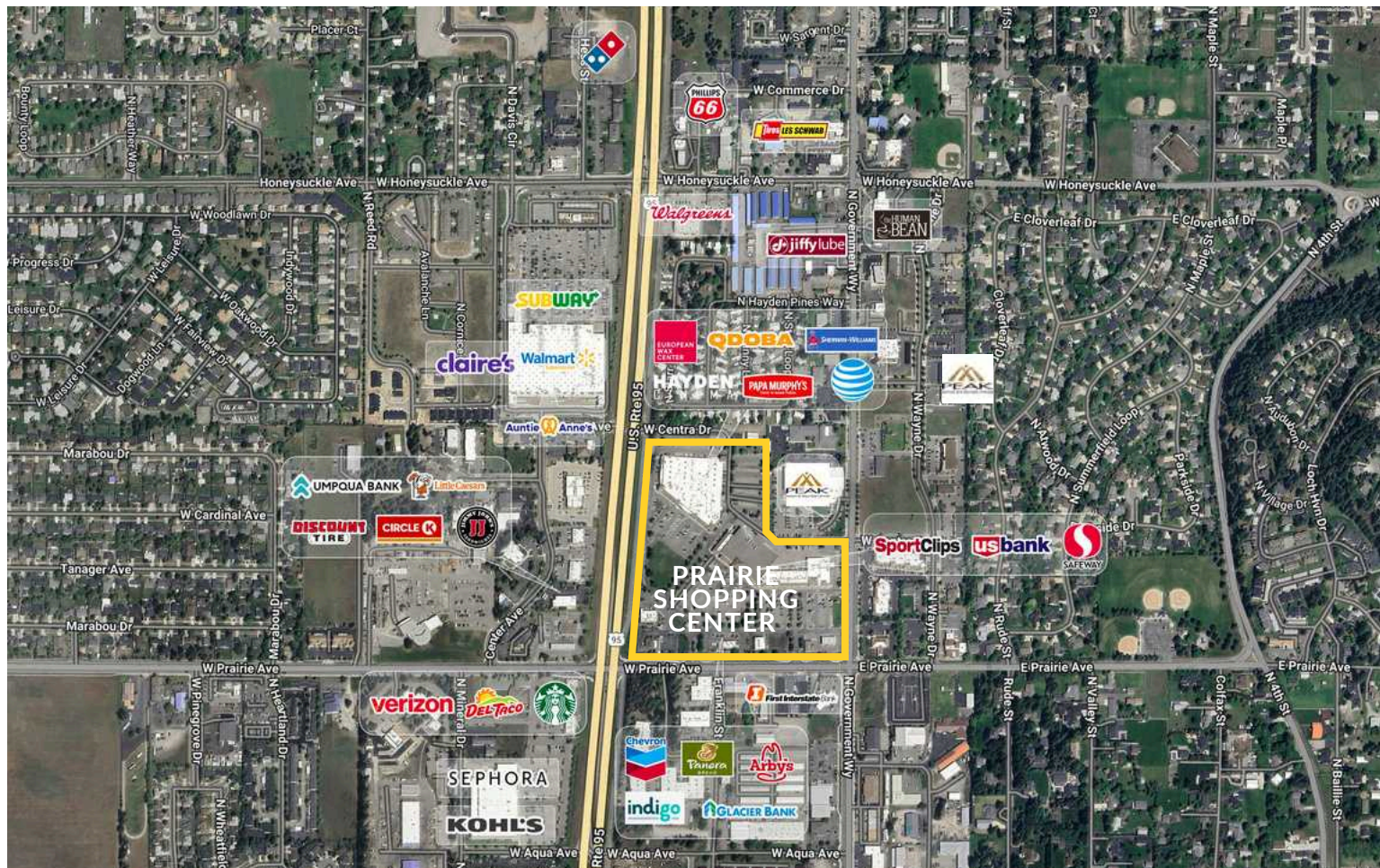
NEC of Highway 95 & Prairie Avenue  
Hayden, ID 83835



### Neighboring Retailers |

Nails 2002  
 Sonja's Cleaners  
 Sport Clips  
 Local Deli  
 US Government/Armed Forces Beau Monde  
 Quick Health  
 European Wax Center  
 The UPS Store  
 Papa Murphy's  
 Noodle Express  
 Innercept  
 Killer Burger  
 Big Dan's Nutrition  
 State of Idaho Liquor Store One Place Church  
 State Farm  
 InCyte Pathology  
 Board and Brush Creative Studio  
 Seattle Sun Tan  
 OneMain Financial  
 North Idaho Spas  
 Indigo Urgent Care





# PRAIRIE SHOPPING CENTER

NEC of Highway 95 & Prairie Avenue  
Hayden, ID 83835

**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com

**CARL GUENZEL**

509.755.7543

carlg@kiemlehagood.com

**KIEMLE  
HAGOOD**

## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 WEST RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.