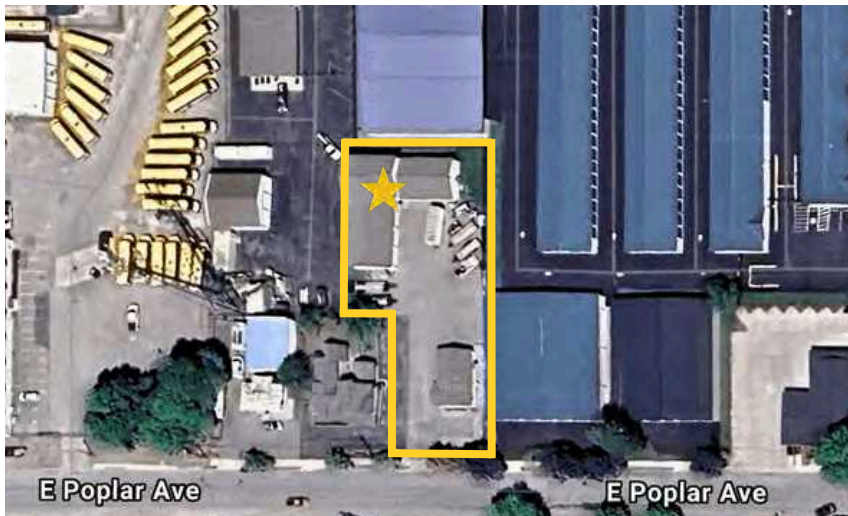


FOR LEASE



Midtown CDA Warehouse with 5 OH Doors

131 E Poplar Avenue
Coeur d'Alene, ID 83814



**REDUCED
LEASE RATE**

~~\$12.00 PSF/YR~~

\$10.80 PSF / YR

(\$4,374 / MO)

LEASE TYPE

Modified Gross

BUILDING SIZE

±4,860 SF

LOT SIZE

±0.48 AC

PARCEL

C74450010020

ZONING

CDA -C-17 Commercial

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

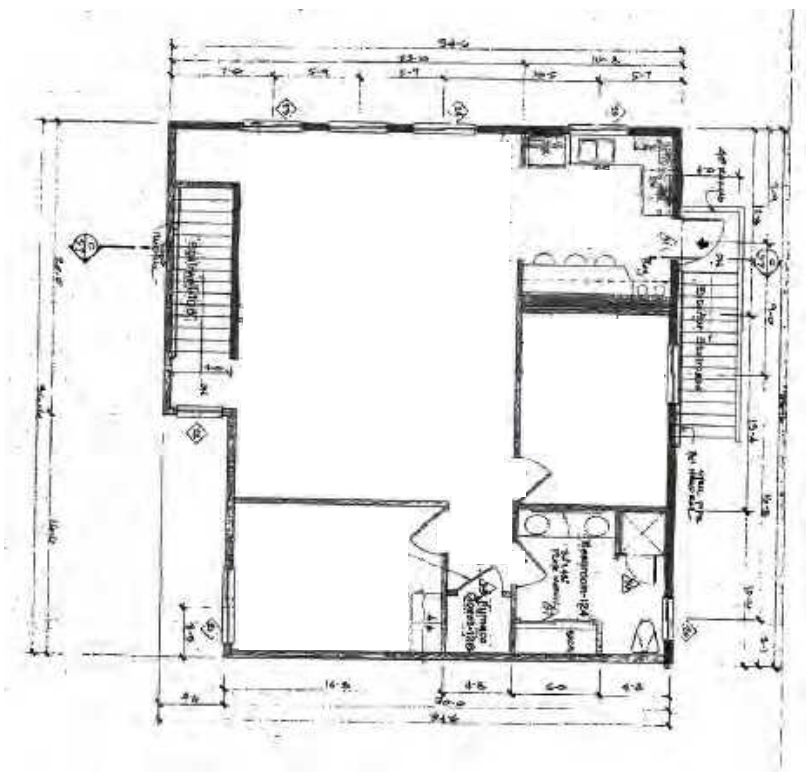
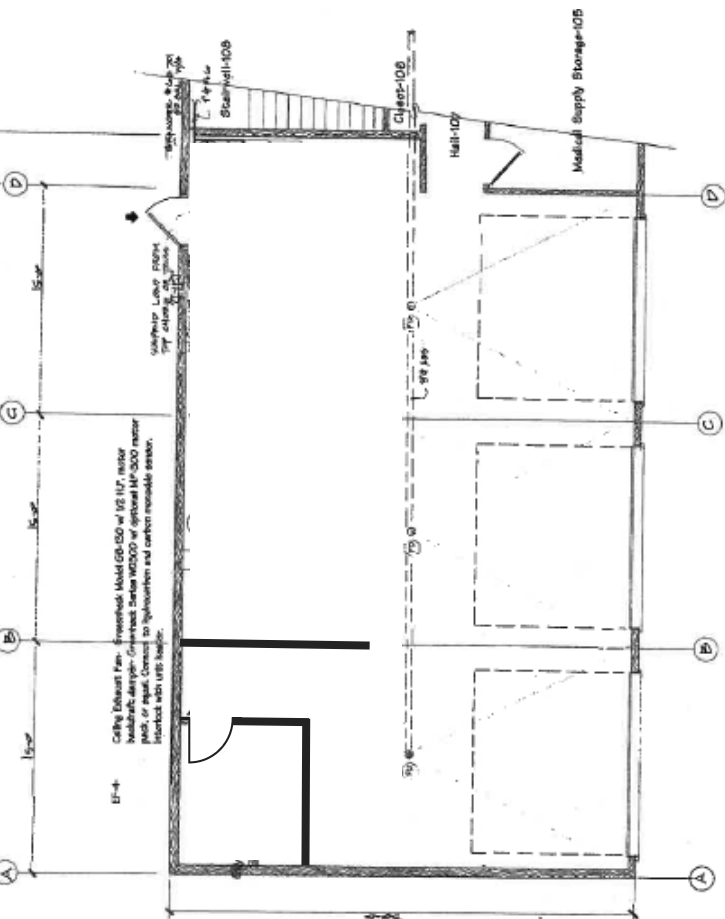
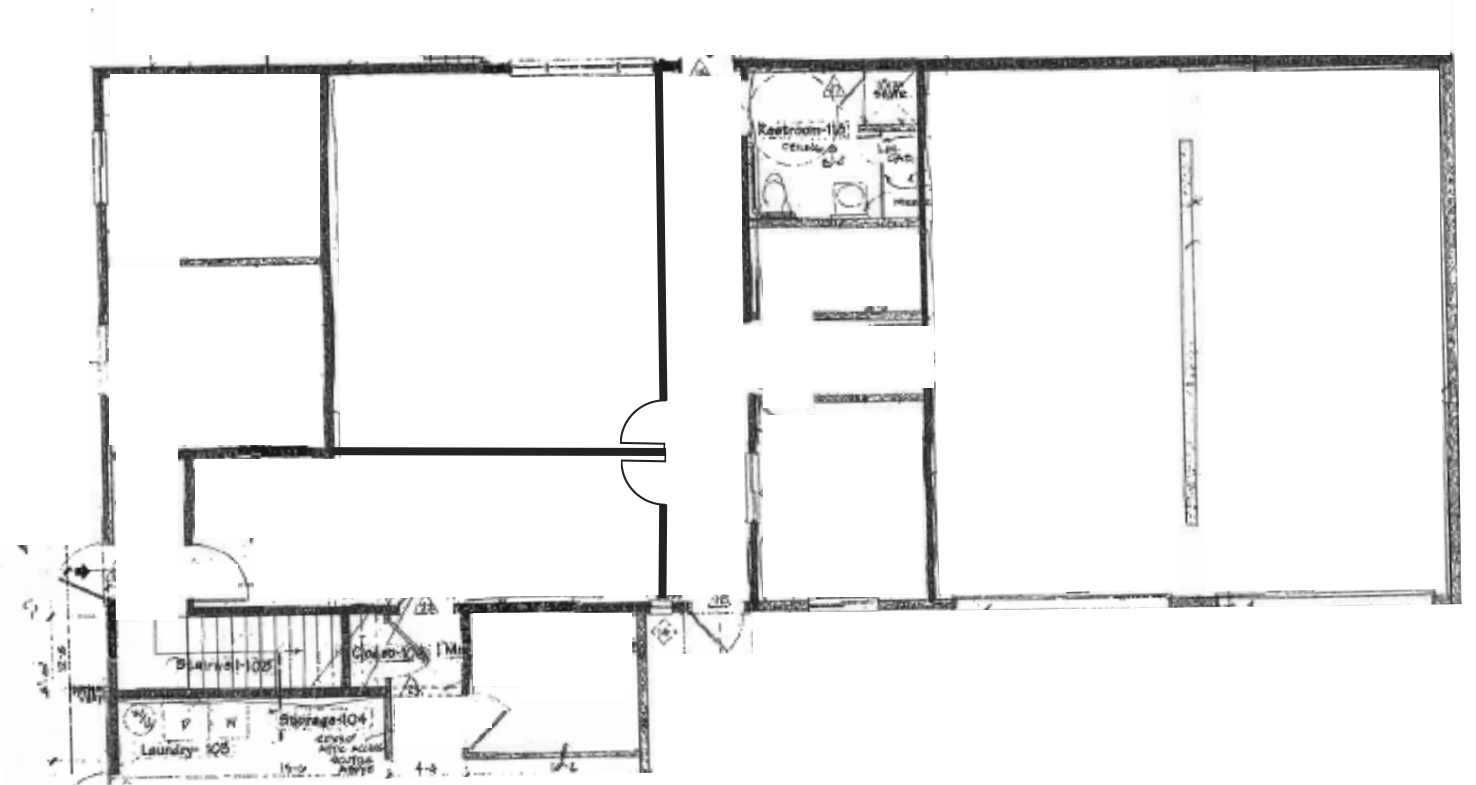
MARY KIENBAUM

208.770.2589

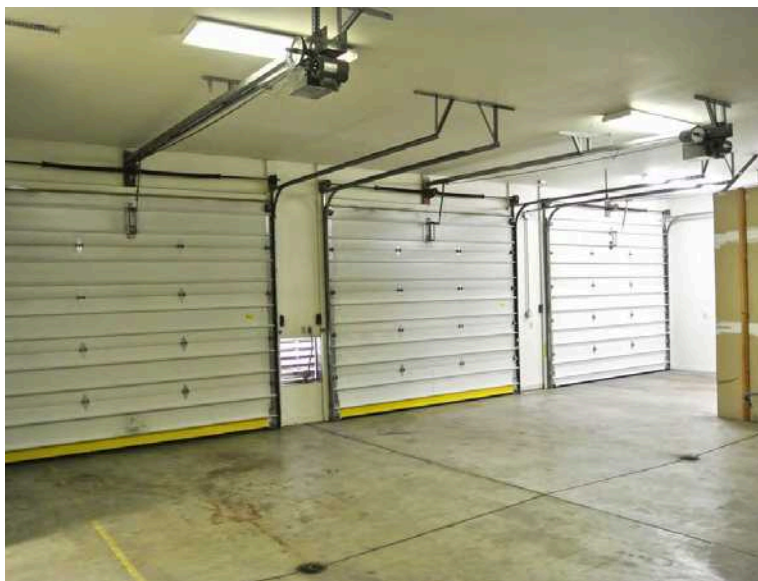
mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOOD**

FLOOR PLAN



INTERIOR PHOTOS

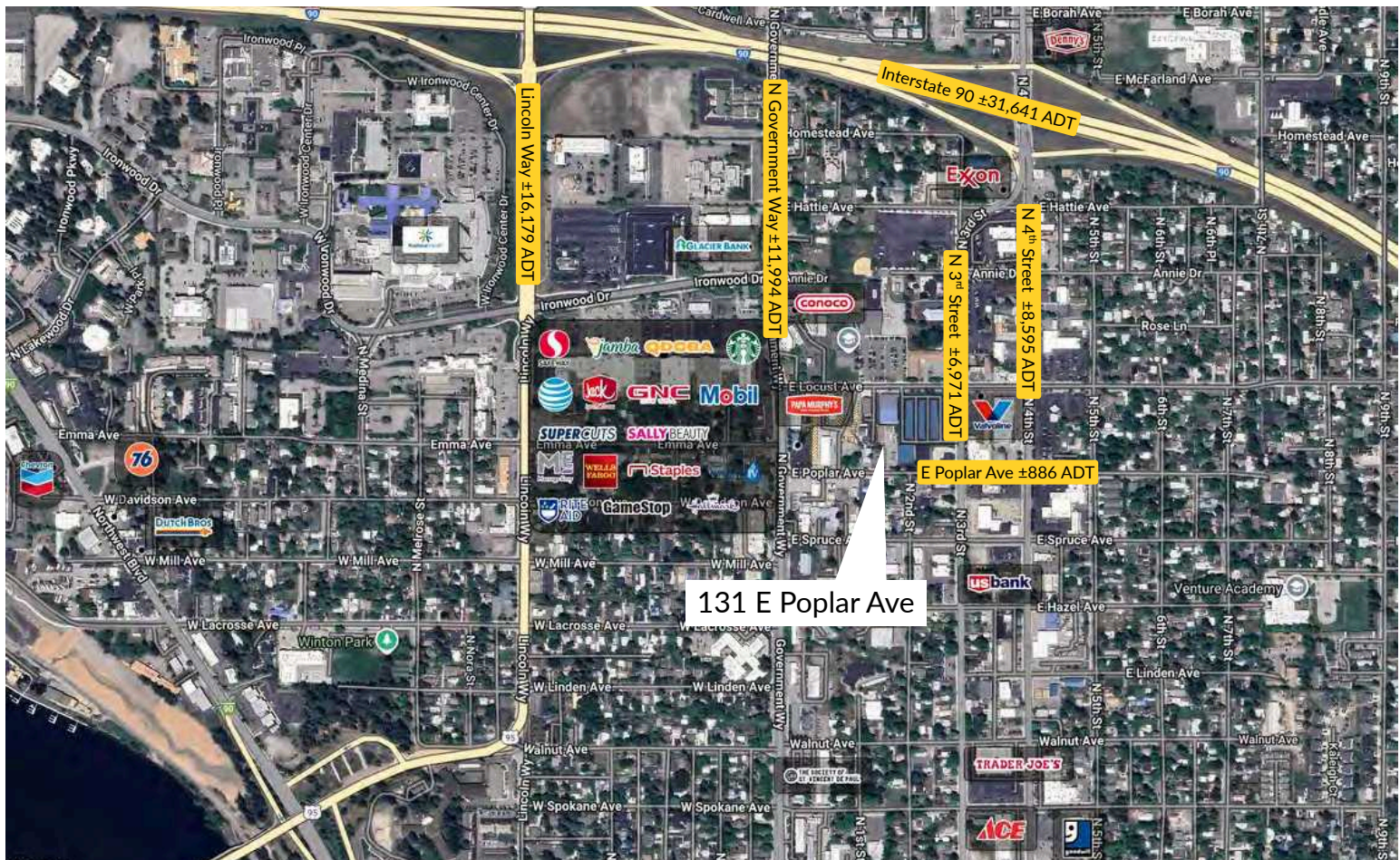


PROPERTY DETAILS

Industrial/warehouse space available for lease in mid-town. This $\pm 4,860$ SF building features five 10'x10' overhead doors, a front office area with seven private offices, open work space, two restrooms, and a kitchenette. Warehouse space includes water and drainage access. Box building signage is available, and parking is shared with other onsite tenants.

*Use restrictions apply – please contact the list agent(s) for details.

*Expense responsibility: Tenant is responsible for electricity/gas, internet/data/cable, janitorial, repairs and maintenance.



TRAFFIC

Downtown Coeur d'Alene, ID:

± 1.4 Miles, ± 5 Minutes

Hayden Lake, ID:

± 5.9 Miles, ± 17 Minutes

Sandpoint, ID:

± 44 Miles, ± 57 Minutes

Post Falls, ID:

± 9 Miles, ± 15 Minutes

Spokane WA:

± 32 Miles, 39 Minutes



DEMOGRAPHICS

EST POPULATION 2025

PROJ. POPULATION 2030

PROJ. ANN GROWTH

2025 AVERAGE HHI

2025 MEDIAN HHI

1 MI

3 MI

5 MI

11,585

12,048

3.99%

\$80,632

\$59,234

46,969

49,541

5.48%

\$95,568

\$70,526

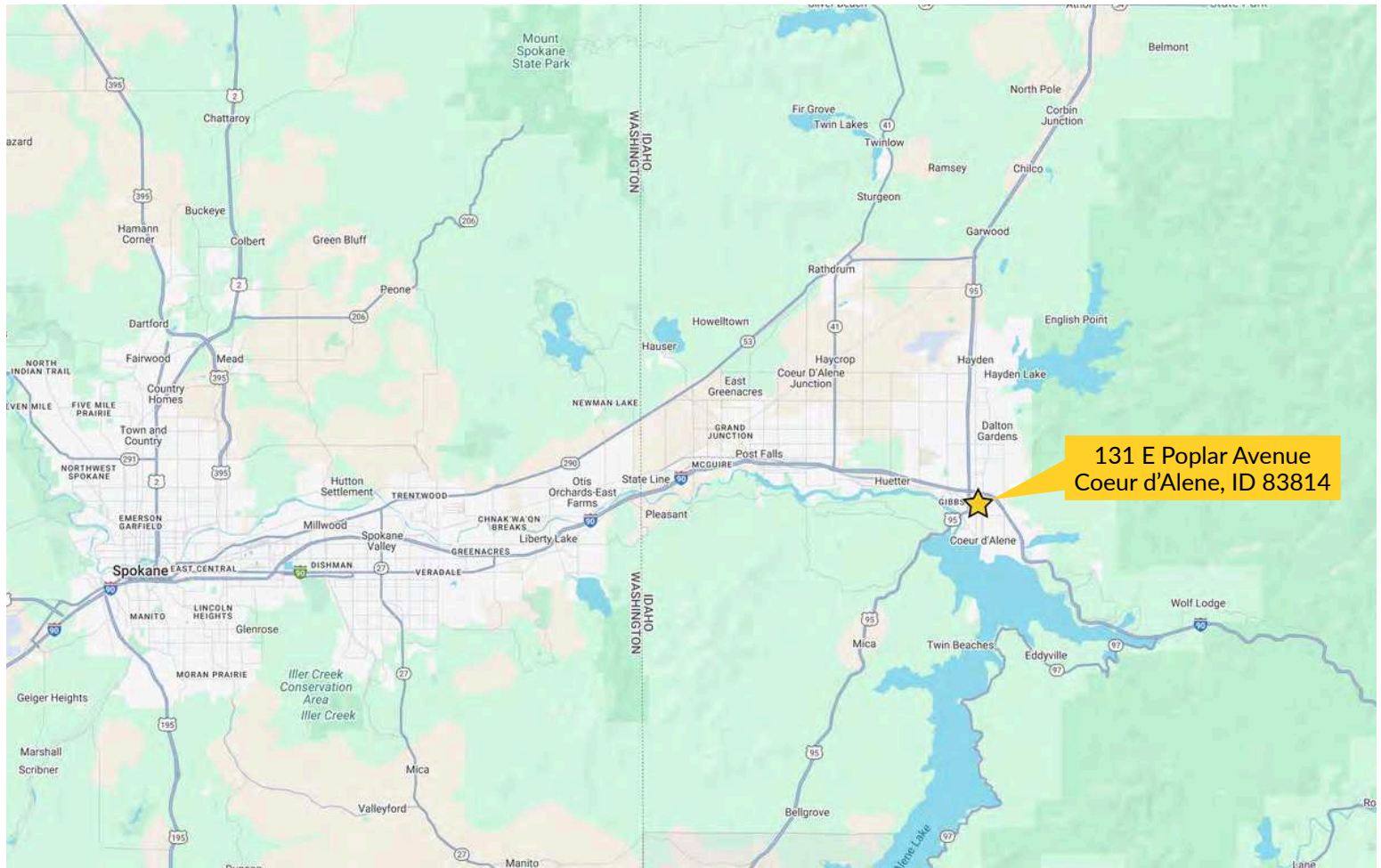
81,758

86,836

6.21%

\$104,339

\$78,411



Midtown CDA Warehouse with 5 OH Doors

131 E Popular Avenue
Coeur d'Alene, ID 83814

PAT EBERLIN

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VIEW LOCATION



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OFFICE LOCATIONS

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

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