

# COMING SOON RETAIL CENTER SUITES FOR LEASE



Offered at  
**\$30 PSF**  
**NNN**

AIN: 311927  
Acres: 1.68  
Zoned: CCS

New Retail Center in Post Falls, Idaho. Excellent location with high visibility near the signalized intersection of Highway 41 and Hope Avenue with traffic counts of 19,500 per day. The parcel is zoned Industrial in the City of Post Falls. The modern project will consist of one 11,572 sf building. Suite sizes range from 1,664 to 3,084 sf. Abundant storefront glass and parking. Owner is going to deliver suites in a warm “vanilla shell” which includes restrooms, walls taped/sanded and a concrete floor.

Images are for illustration purposes only



4010 E Bogie Drive  
Post Falls, ID 83854



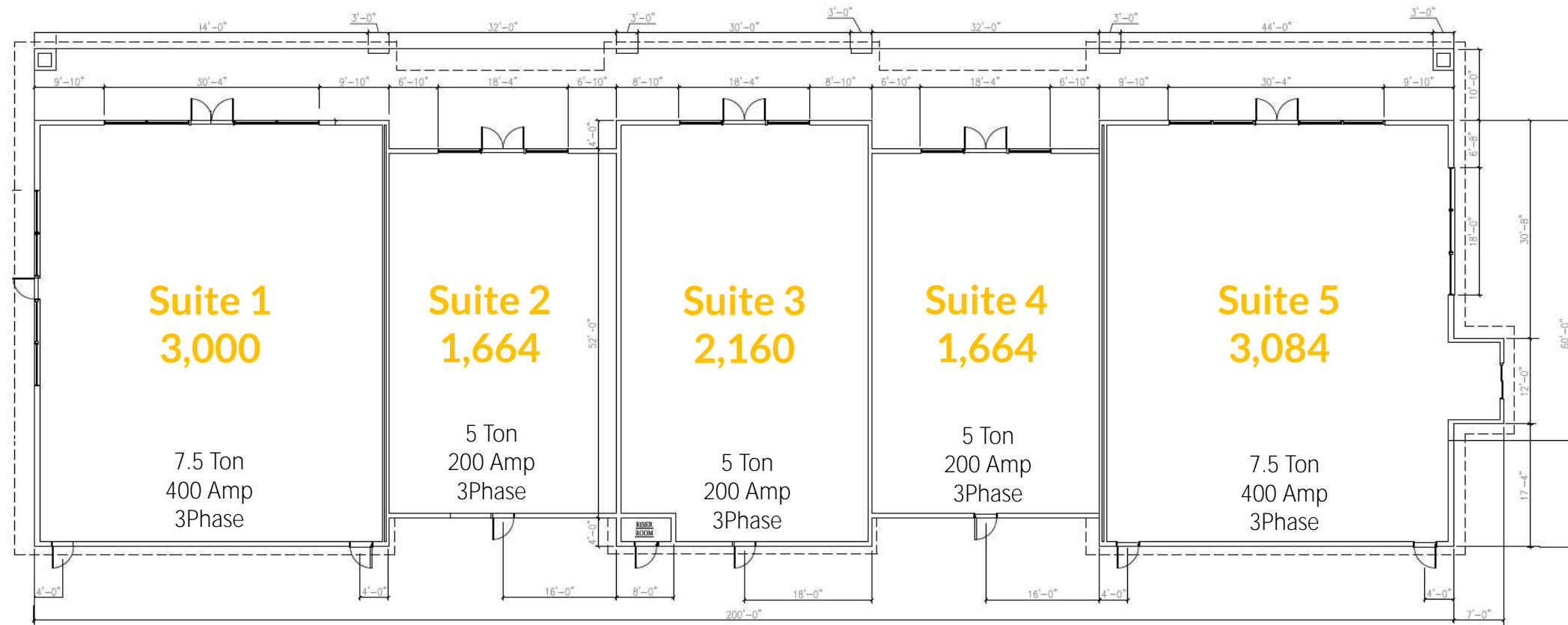
**PAT EBERLIN**  
**CRAIG HUNTER, CCIM**

208.215.1375 Pat.Eberlin@kiemlehagood.com

208.929.2929 hunter@ccim.net ccimteam.com

**KIEMLE**  
**HAGOOD**  
KIEMLEHAGOOD.COM

# FLOOR PLAN



\* 1" gas stub which could be upgraded to 1 ½" from manifold

Proposed Floor Plan



**Street View Bogie Drive**

**Street View Hwy 41**



**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com



**CRAIG HUNTER, CCIM**

208.929.2929

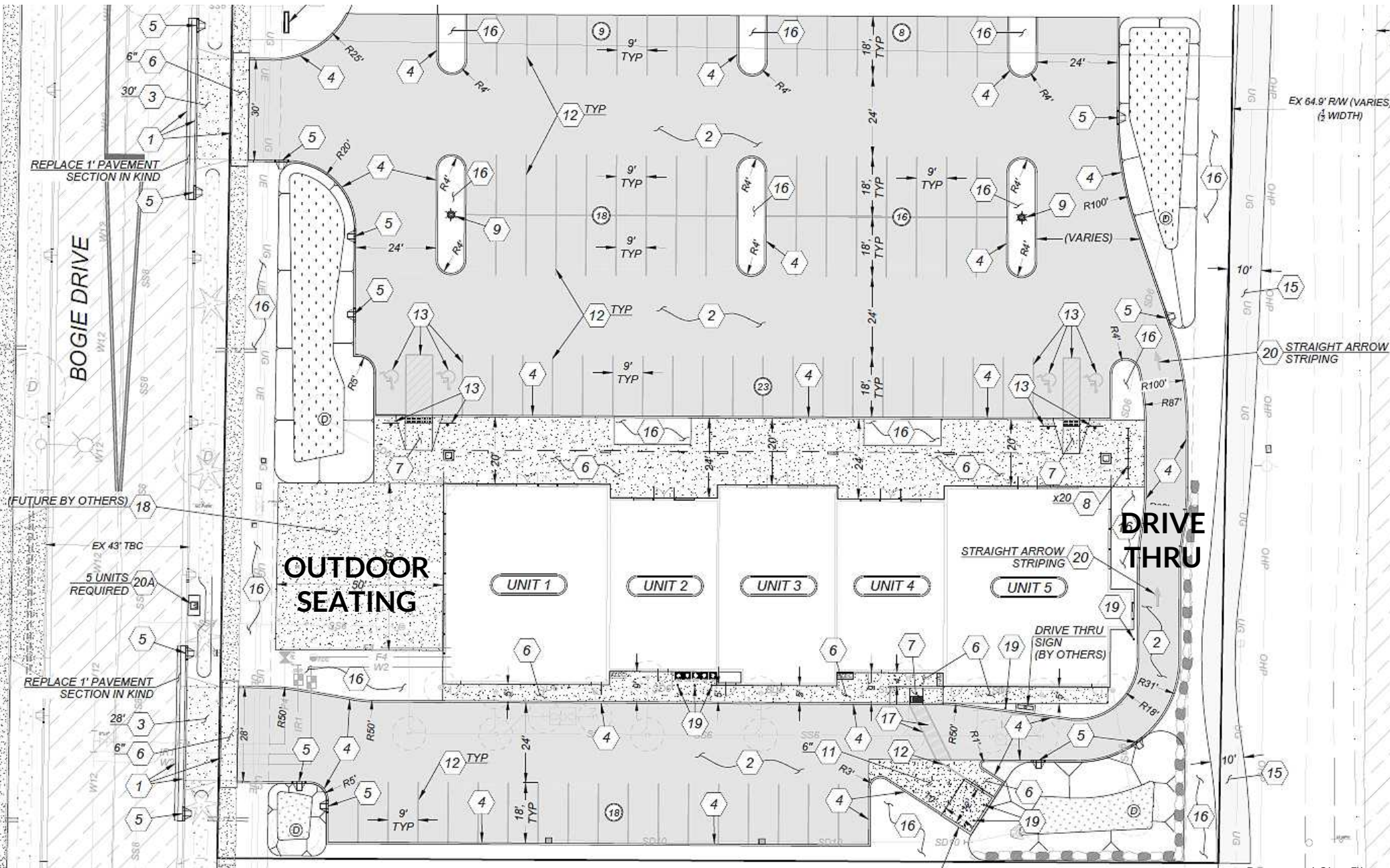
hunter@ccim.net

ccimteam.com

**KIEMLE  
HAGOOD**  
KIEMLEHAGOOD.COM



# SITE PLAN



Proposed Site Plan



**View  
Location**



**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com



**CRAIG HUNTER, CCIM**

208.929.2929

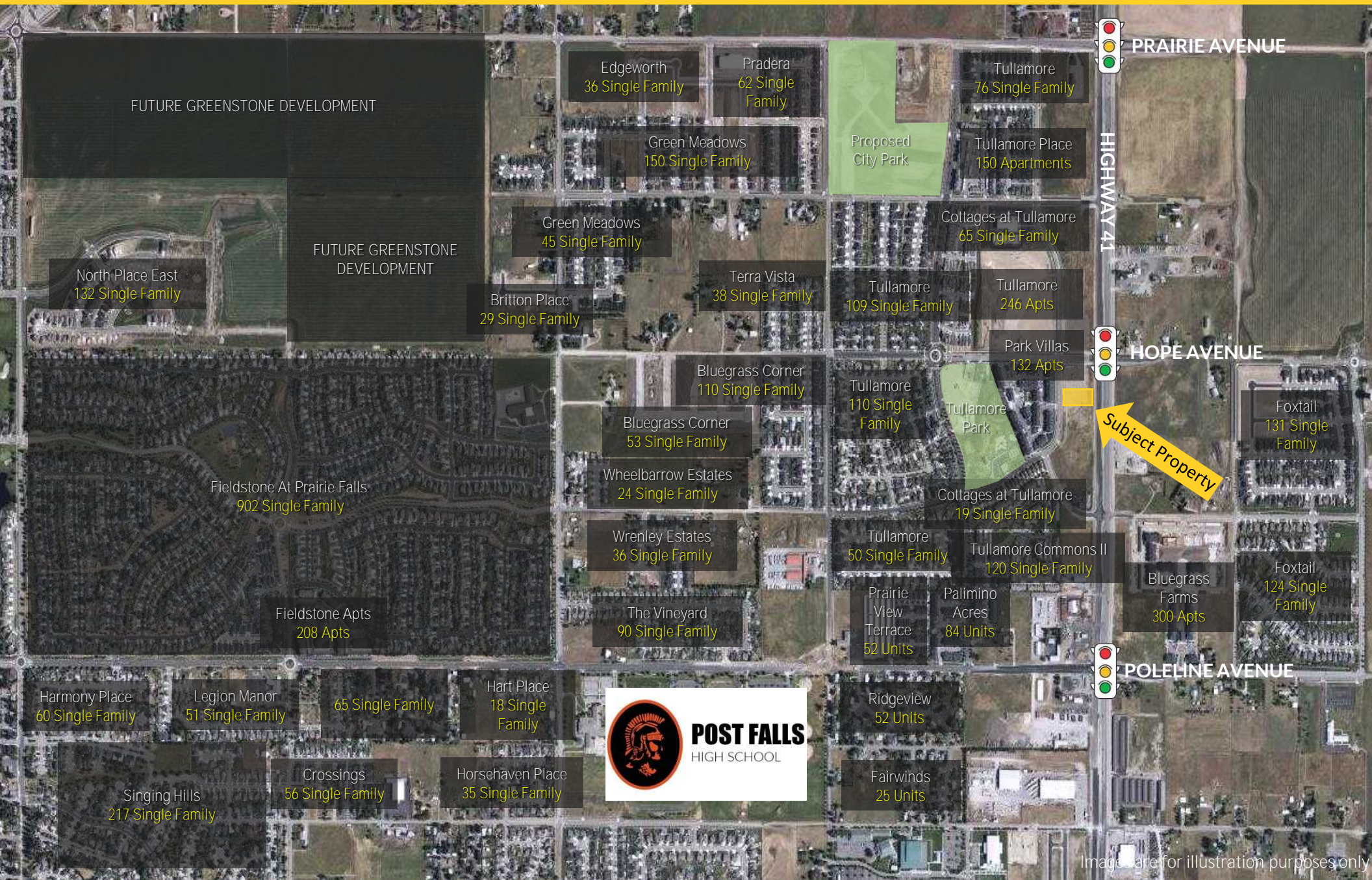
hunter@ccim.net

ccimteam.com

**KIEMLE  
HAGOOD**  
KIEMLEHAGOOD.COM



# NEIGHBORHOODS



Images are for illustration purposes only



4010 E Bogie Drive  
Post Falls, ID 83854



**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com



**CRAIG HUNTER, CCIM**

208.929.2929

hunter@ccim.net

ccimteam.com

**KIEMLE  
HAGOOD**  
KIEMLEHAGOOD.COM



# TRAFFIC COUNTS

1-MILE

Distance	Street	Count
0.25	North Highway 41	19500
0.40	Ross Point Rd	14000
0.44	North Charleville Road	750
0.48	N Charleville Rd	720
0.50	W Prairie Ave	9221
0.51	E Poleline Ave	2677
0.52	W Prairie Ave	5400
0.55	E Poleline Ave	5773
0.62	Ross Point Rd	14000
0.69	N Cecil Rd	2507
0.73	W Prairie Ave	10000
0.75	E Poleline Ave	5300
0.77	N Cecil Rd	1859
0.78	E Horsehaven Ave	1023
0.78	E Poleline Ave	4100
0.81	E Horsehaven Ave	327
0.82	N Enterprise St	620
0.90	East Poleline Avenue	6500
0.90	North Cecil Road	510
1.00	East 16th Avenue	1800
1.00	N Meyer Rd	1700
1.00	E 16th Ave	964
1.00	E 16th Ave	1392
1.01	East Hope Avenue	6100
1.01	North Greensferry Road	4100
1.08	E Poleline Ave	6765
1.08	N Cecil Rd	500
1.09	E 16th Ave	1386
1.11	N Greenferry Rd	3185



[View Location](#)



**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com



**CRAIG HUNTER, CCIM**

208.929.2929

hunter@ccim.net

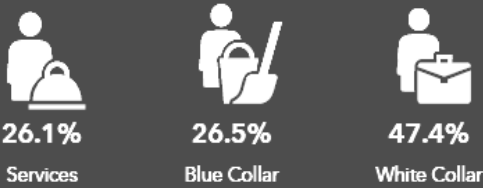
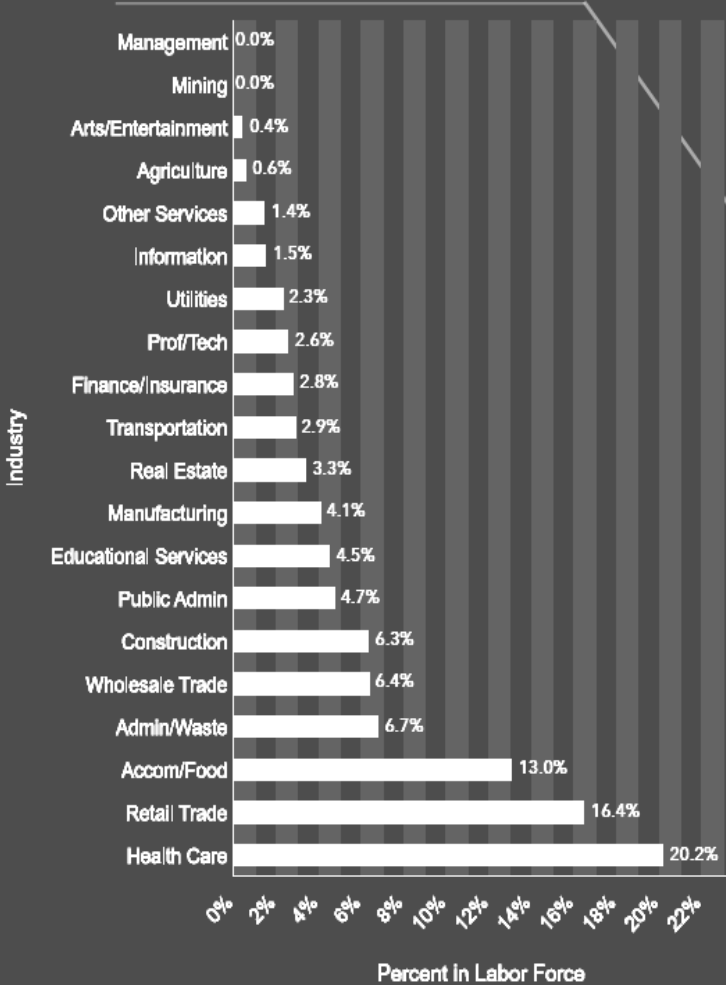
ccimteam.com

**KIEMLE  
HAGOOD**  
KIEMLEHAGOOD.COM



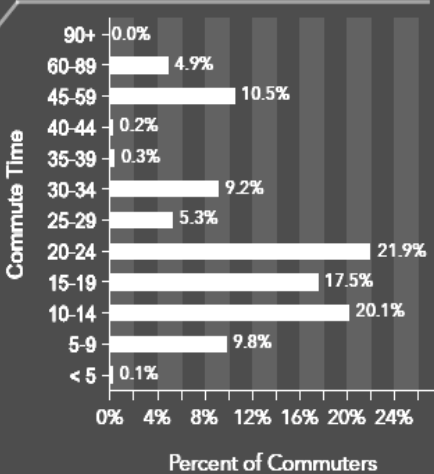
E Hope Ave  
Ring: 1 mile radius

Labor Force by Industry



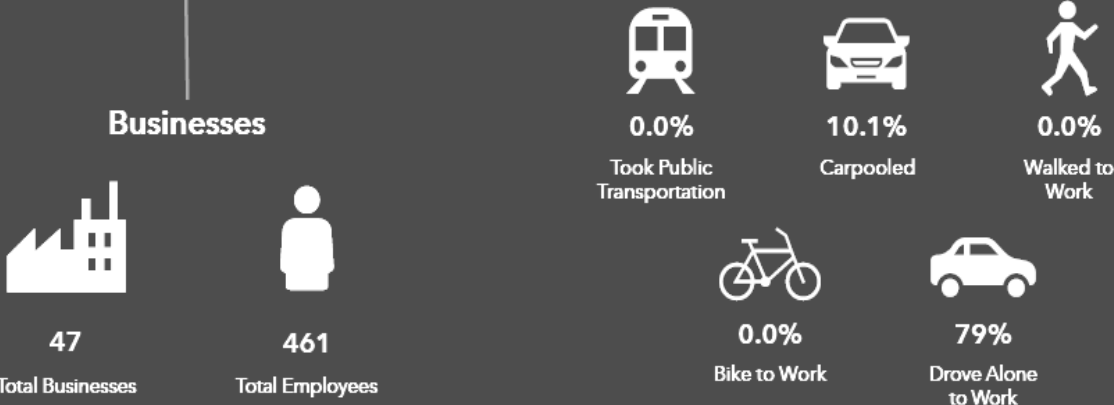
Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

© 2025 Esri

E Hope Ave  
Ring: 1 mile radius

4,869	8.76%	2.65	34.4	36.2	\$105,034	\$544,118	\$256,626	27.0%	58.4%	14.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



26.1%  
Services

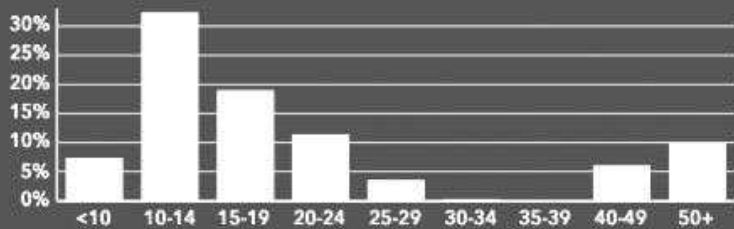


26.5%  
Blue Collar



47.4%  
White Collar

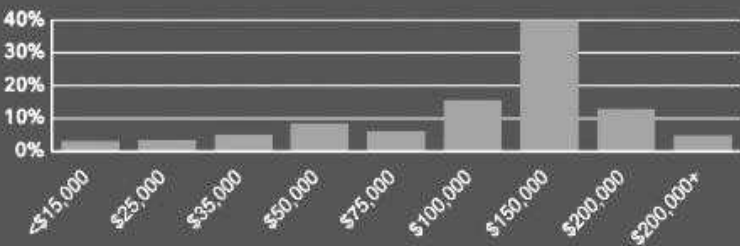
Mortgage as Percent of Salary



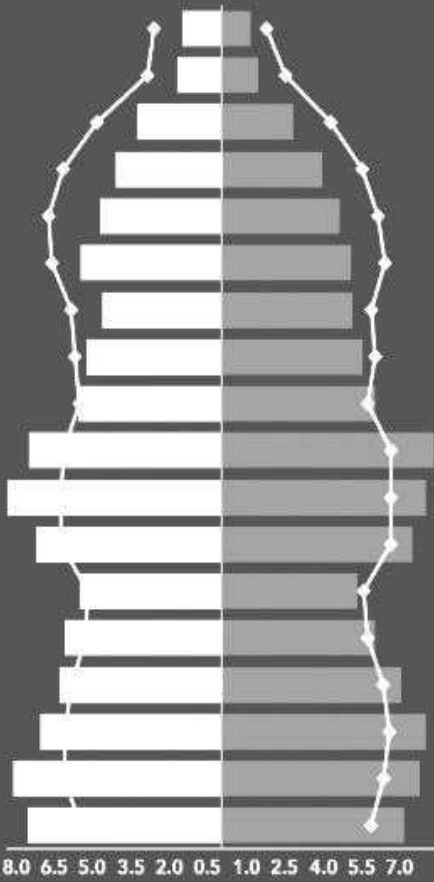
Home Value



Household Income

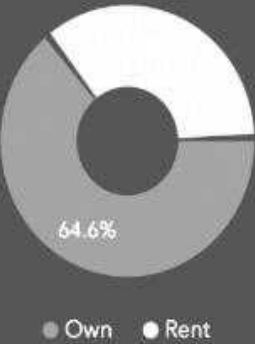


Age Profile: 5 Year Increments

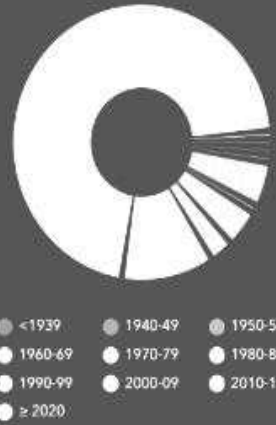


Dots show comparison to Kootenai County

Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

© 2025 Esri

4010 E Bogie Drive  
Post Falls, ID 83854



PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com



CRAIG HUNTER, CCIM

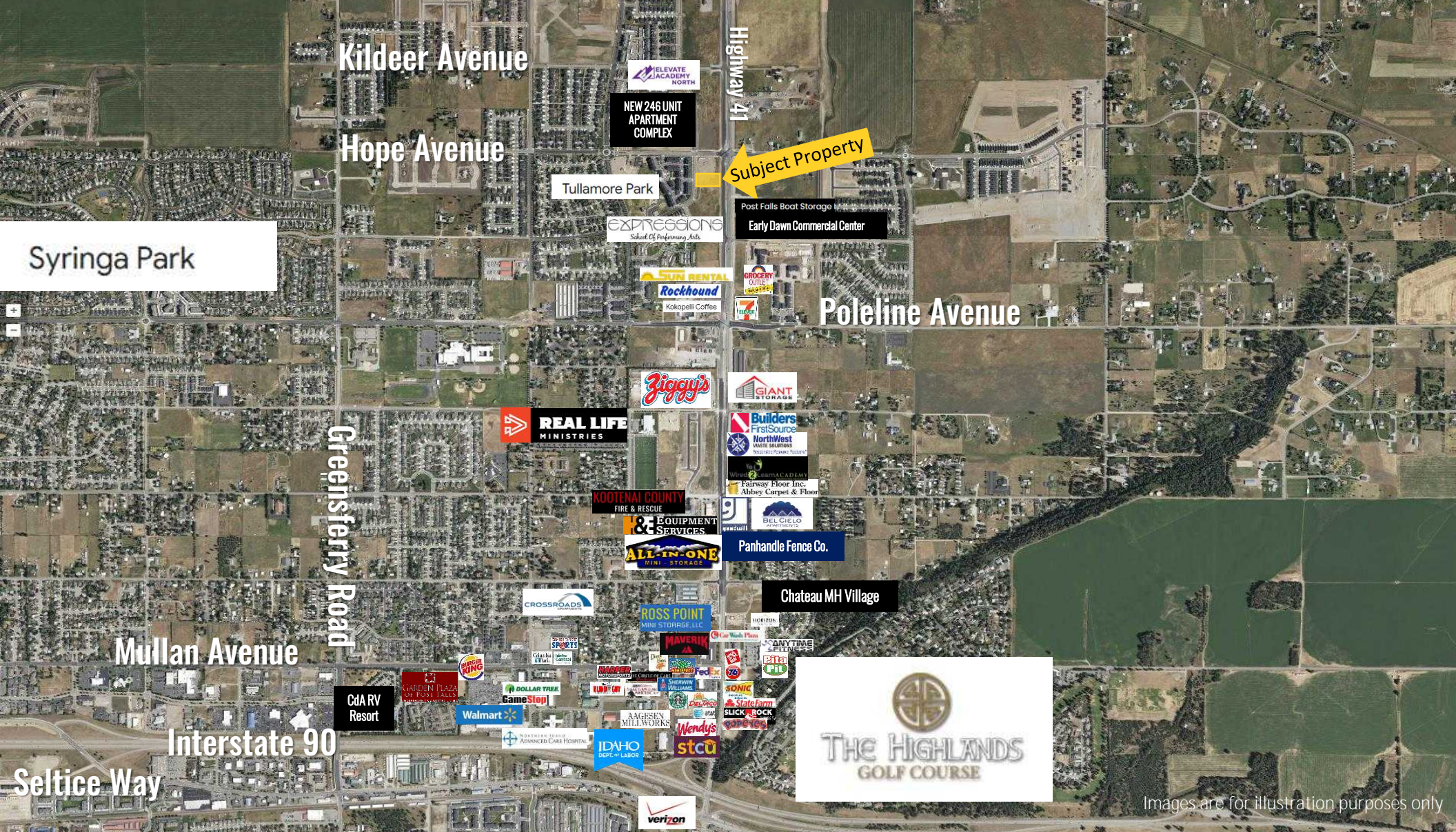
208.929.2929

hunter@ccim.net

ccimteam.com







Images are for illustration purposes only



4010 E Bogie Drive,  
Post Falls, ID 83854



**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehgagood.com

**CRAIG HUNTER, CCIM**

208.929.2929

hunter@ccim.net

#### OFFICE LOCATIONS

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

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.



**KIEMLE  
HAGOOD**

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