

FOR LEASE



±8,000 SF MIDTOWN WAREHOUSE BUILDING

1523 N 2nd Street | Coeur d'Alene, ID 83814

[KIEMLEHAGOOD

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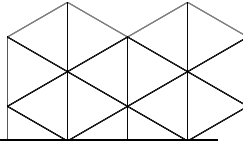
PROPERTY OVERVIEW

±8,000 SF MIDTOWN WAREHOUSE BUILDING **FOR LEASE**

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LEASE RATE	\$0.75 PSF /Month
LEASE TYPE	NNN
EST. NNN EXPENSE	\$4,700 per year (taxes and insurance only)
BUILDING SIZE	±8,000
SPACE AVAILABLE	April 1, 2026
LOT SIZE	±0.353 AC
YEAR BUILT	1960
ZONING	CDA-C-C17 Commercial District
PARCEL NO.	C8190037999B
AIN NO.	114254



- ±8,000 SF Warehouse Building with front office
- Three (3) overhead doors: One (1) 12 ft OH door, Two (2) 14 ft OH doors Approximately 50' x 160' Warehouse
- Visible location on the corner of E Hazel Ave and N 2nd Street in Midtown Coeur d'Alene





SalonCentric

THE MILL
COEUR D'ALENE, IDAHO

THE MILL
COEUR D'ALENE, IDAHO

THE LONG
EAR

RUNGE
furniture

N Government Way ±10,934 ADT

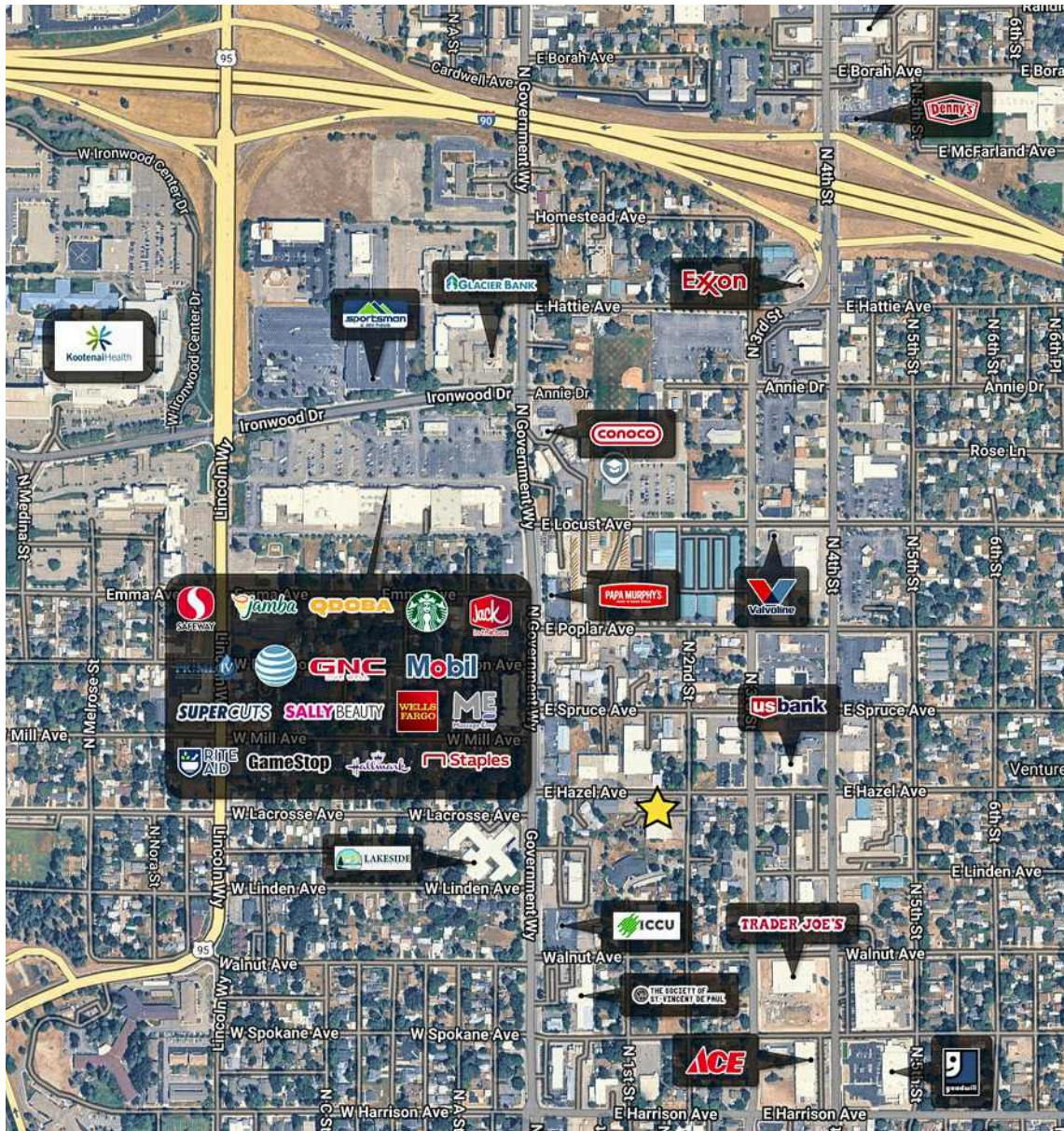
E Hazel Avenue ±678 ADT

1523 N 2nd Street



SURROUNDING AREA | DEMOGRAPHICS

±8,000 SF MIDTOWN WAREHOUSE BUILDING **FOR LEASE**



EST. POPULATION 2025

1 MI	3 MI	5MI
10,736	45,139	80,1

PROJECTED POPULATION 2030

1 MI	3 MI	5MI
11,143	47,607	85,157

EST. HOUSEHOLDS 2025

1 MI	3 MI	5MI
4,938	20,029	33,633

MEDIAN AGE

1 MI	3 MI	5MI
37.6	39.3	40.5

AVERAGE HOUSEHOLD INCOME

1 MI	3 MI	5MI
\$87,562	\$95,071	\$104,404

MEDIAN HOUSEHOLD INCOME

1 MI	3 MI	5MI
\$62,042	\$69,806	\$78,355

VIEW LOCATION



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DISTANCE & DRIVE TIMES

DOWNTOWN COEUR D'ALENE, ID (SOUTH)

±5 minutes | ±1.3 miles

SPOKANE INTERNATIONAL AIRPORT (WEST)

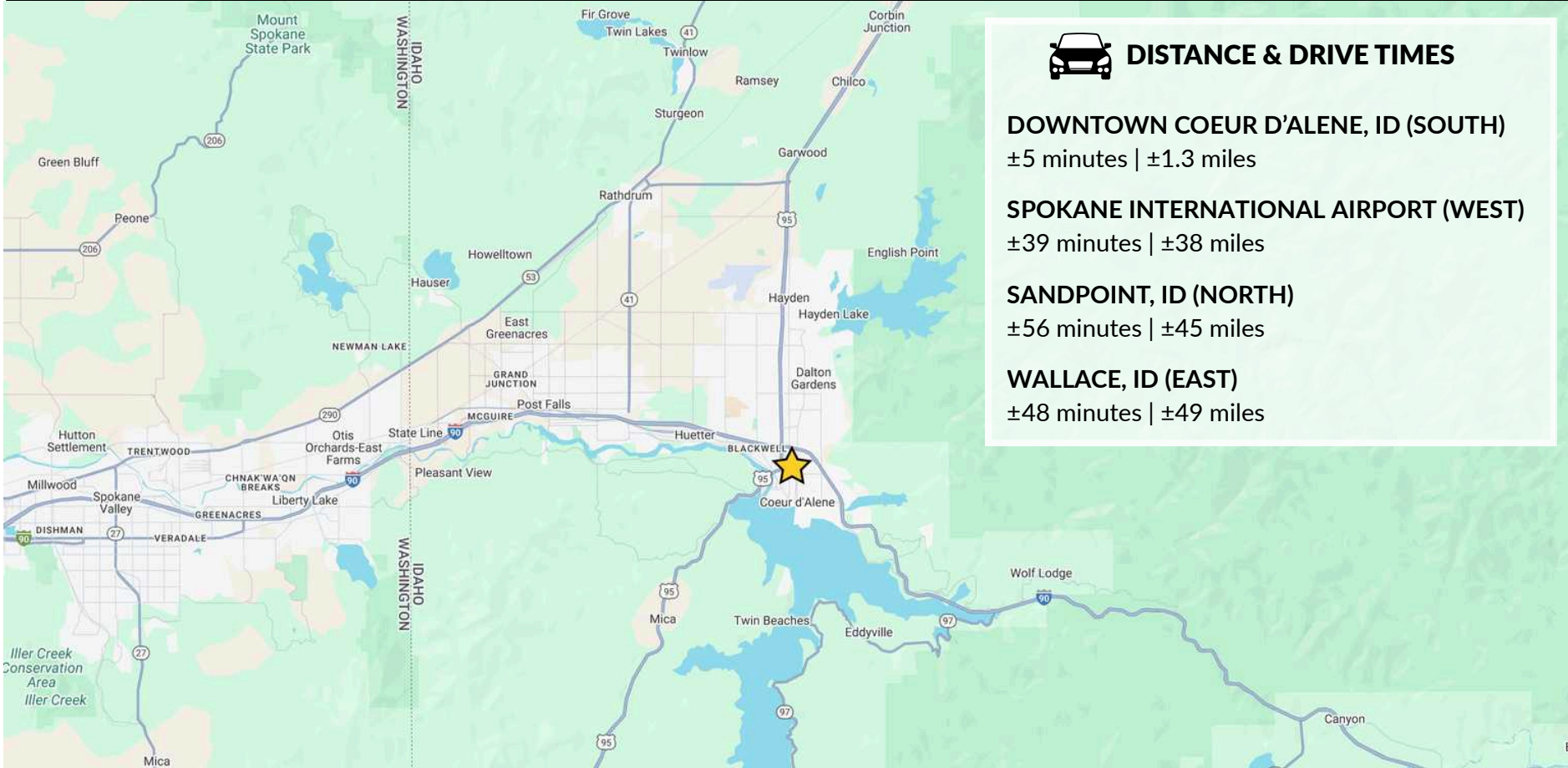
±39 minutes | ±38 miles

SANDPOINT, ID (NORTH)

±56 minutes | ±45 miles

WALLACE, ID (EAST)

±48 minutes | ±49 miles



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