

# FOR LEASE



## HIGHWAY 200 FRONTAGE SUITES

30736 Highway 200 | Ponderay, ID 83856



LEASE RATE	\$18.00 PSF /YR
LEASE TYPE	Modified Gross
SUITE SIZE (101 & 102)	±3,750 SF
YEAR BUILT	2006
LOT SIZE	±1.7 AC
PARCEL NO.	RPP00000114951A
ZONING	Commercial

**CHRIS SCHREIBER, CCIM**

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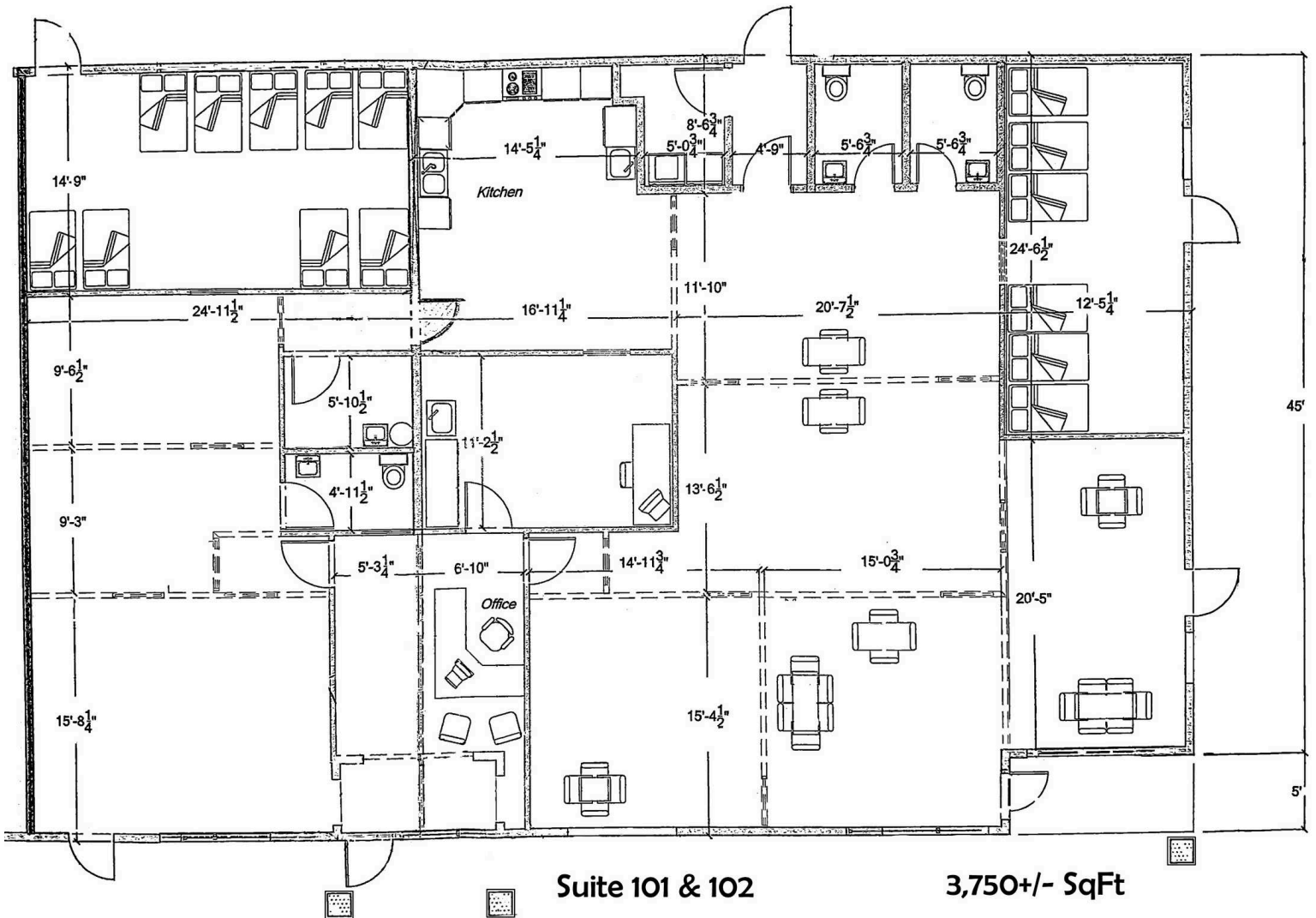
**MARY KIENBAUM**

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**KIEMLE  
HAGOOD**

Commercial opportunity featuring two contiguous sites formerly occupied by Highland Academy/Stepping Stones Daycare. The 3,750 SF building includes a dedicated outdoor area, good on-site parking, and excellent exposure along Highway 200. Prominently located directly across from Bonner Mall, the property is well suited for retail, office, medical, or light industrial/flex uses.

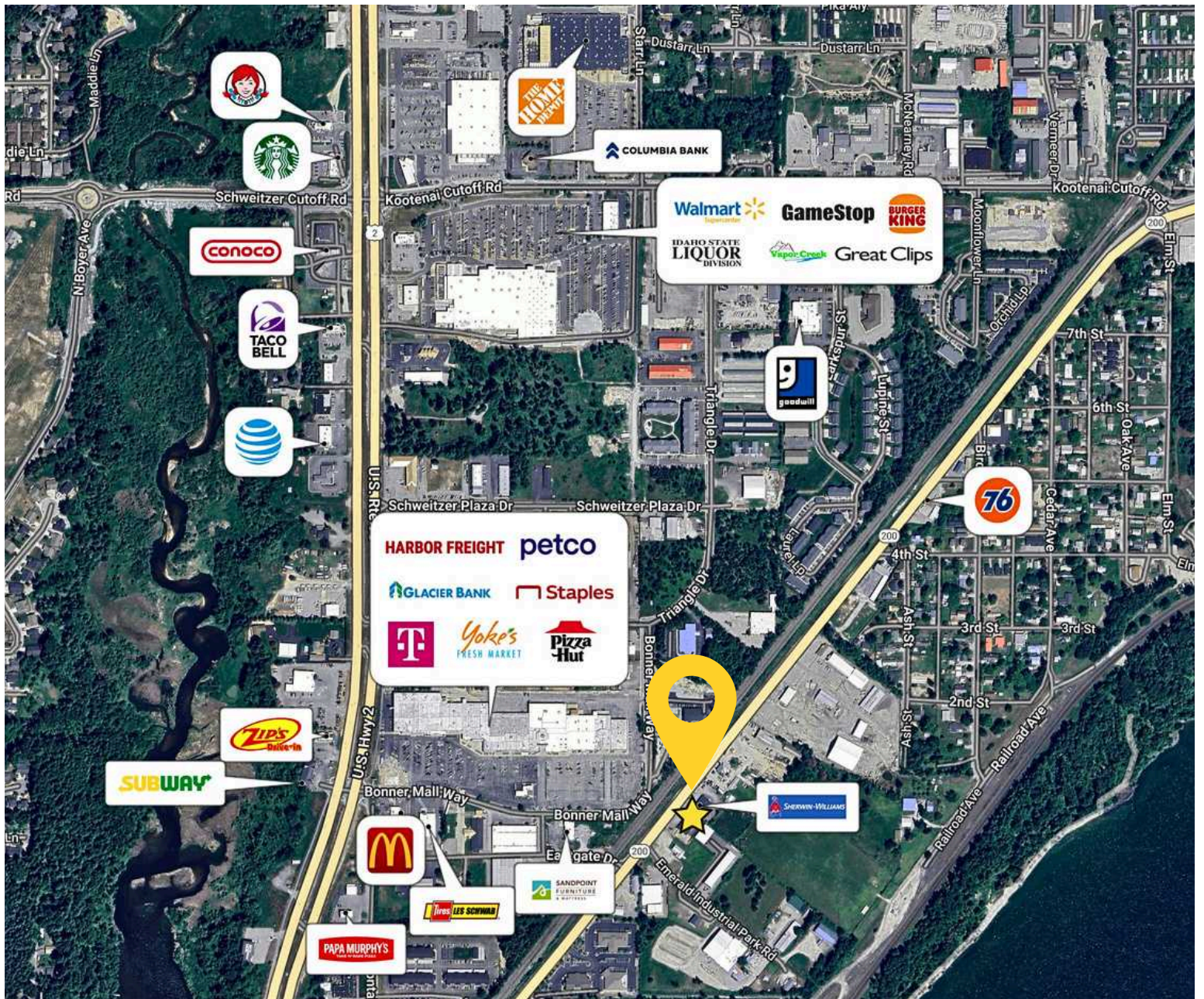




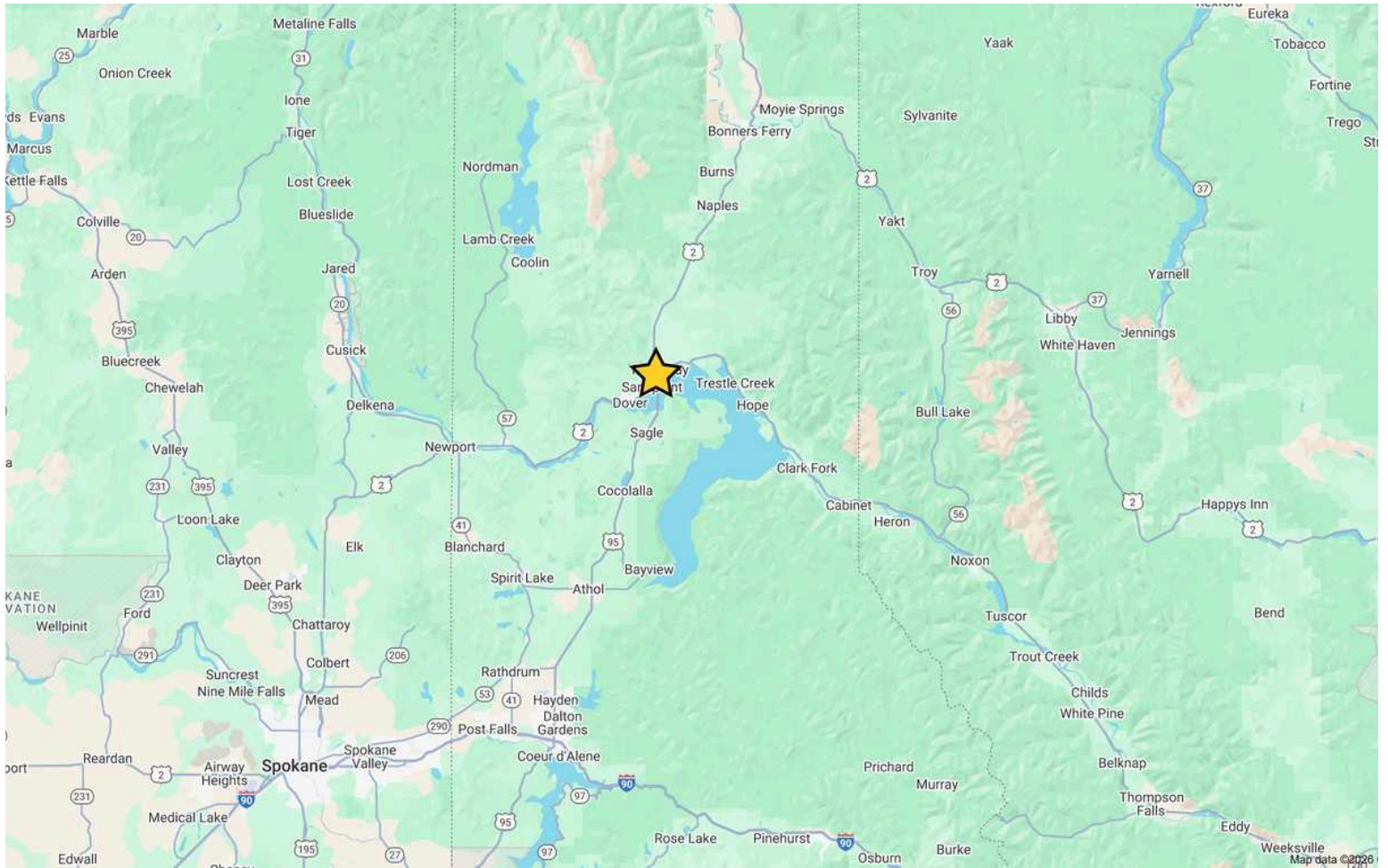








DEMOGRAPHICS	5 MI	10 MI	10 MI
Estimated Population 2025	17,117	27,998	43,301
Projected Population 2030	18,693	30,602	47,330
Projected Annual Growth (25-30)	1.8%	1.9%	1.9%
Estimated Daytime Population	15,935	21,755	30,617
Median Age	42.8	45.1	46.4
Estimated Households	7,191	11,681	18,005
2024 Average Household Income	\$96,701	\$102,299	\$101,475
2024 Median Household Income	\$72,305	\$74,205	\$71,451



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## OFFICE LOCATIONS

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

1579 W Riverstone Drive, Suite 102  
Coeur d'Alene, ID 83814