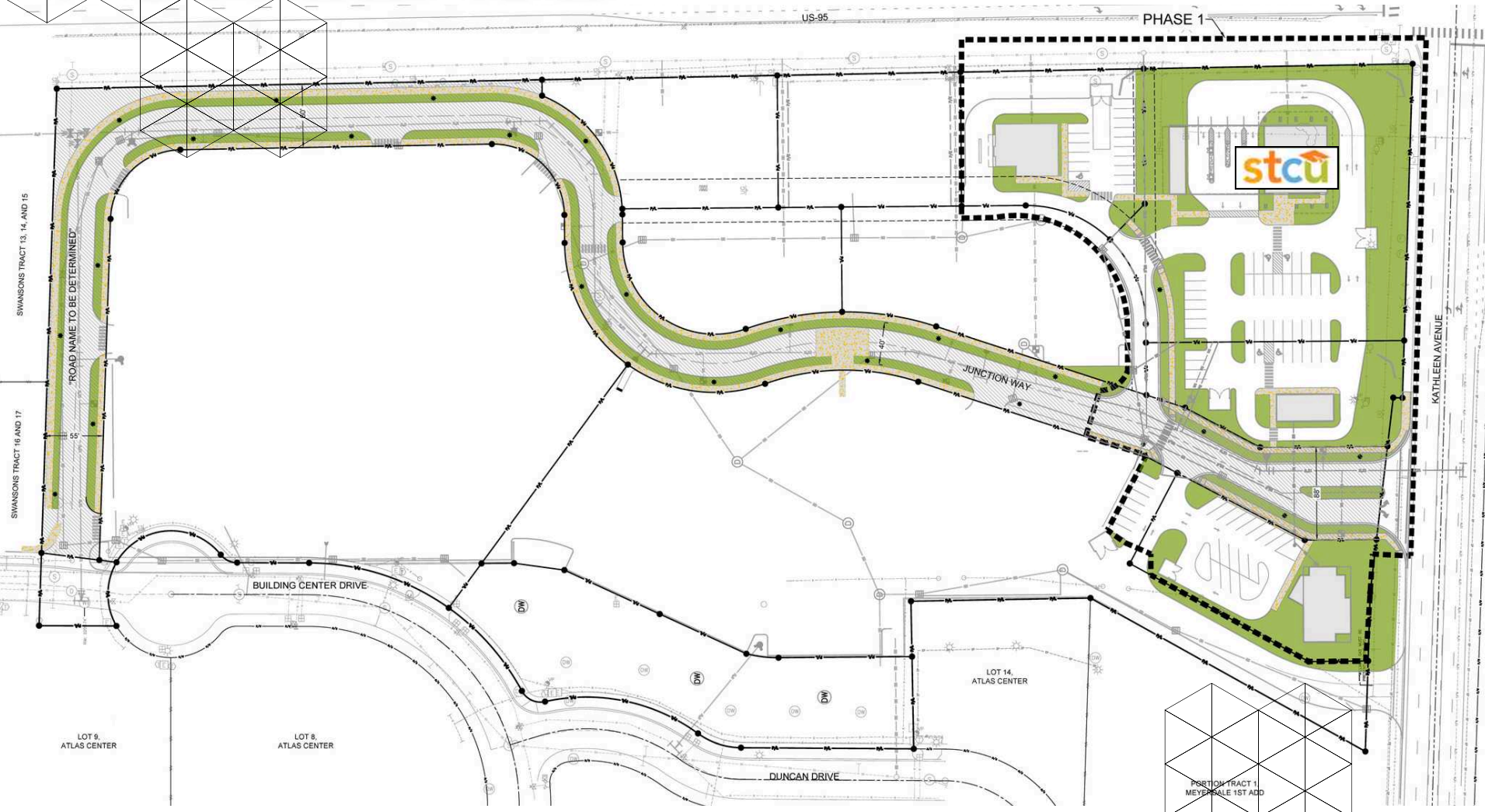


FOR LEASE

KIEMLEHAGOOD



RETAIL DEVELOPMENT

505 W Kathleen Avenue | Coeur d'Alene, ID 83815

CARL GUENZEL

D | 509.755.7543

carl.guenzel@kiemlehagood.com

COEUR D'ALENE'S NEWEST RETAIL DEVELOPMENT

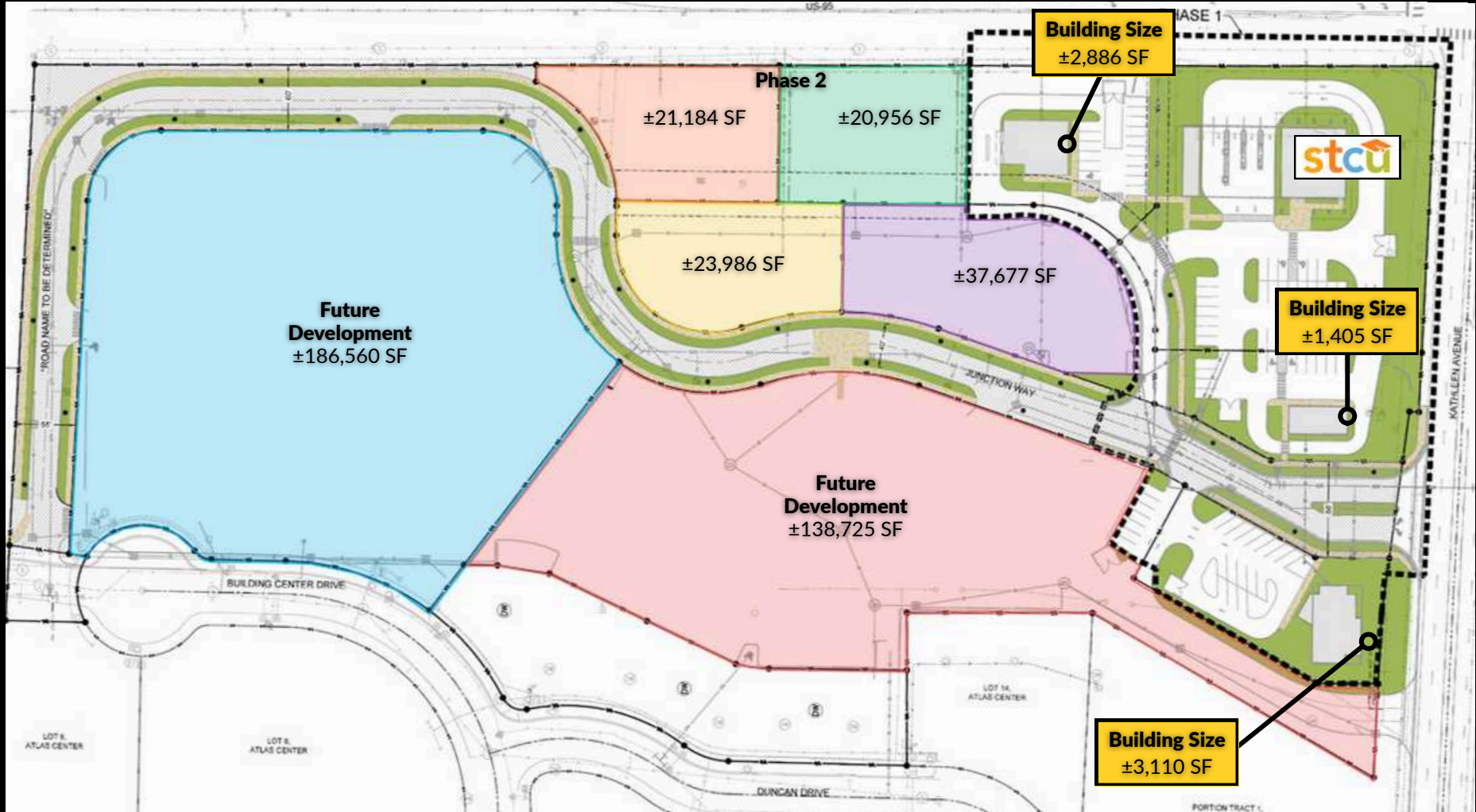
505 W Kathleen Avenue
Coeur d'Alene, ID 83815

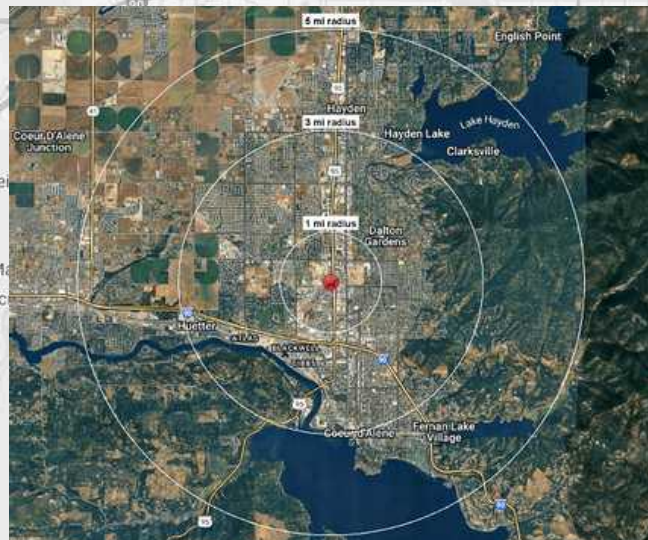
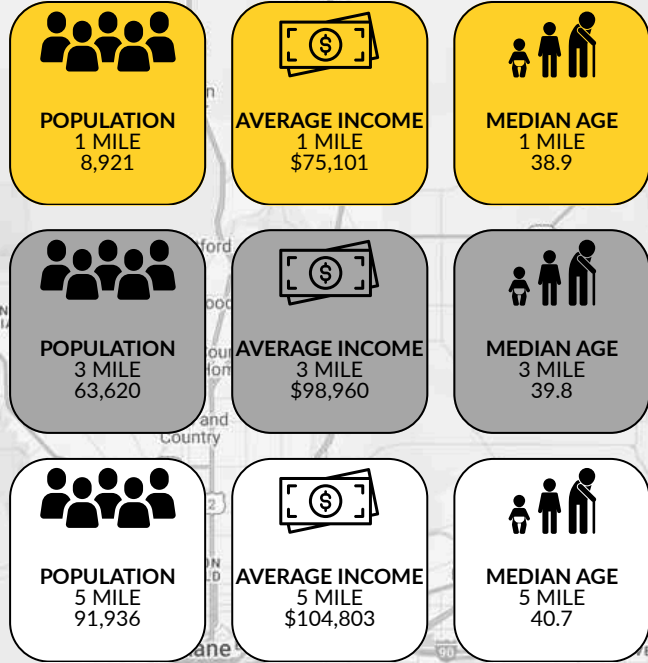
This ±15.89-acre development is positioned at the highly trafficked, lighted intersection of Kathleen Avenue and Highway 95, just 9 minutes north of downtown Coeur d'Alene, Idaho. The site offers exceptional exposure and accessibility and is designed to accommodate a dynamic mix of uses, including retail space, freestanding retail pads with drive-thru capabilities, and future development.

The project benefits from strong traffic counts of approximately ±35,764 vehicles per day on Highway 95 and ±14,019 vehicles per day on West Kathleen Avenue, making it an ideal location for national, regional, and local retailers. Abundant on-site parking, excellent ingress and egress, and opportunities for outdoor seating further enhance the appeal for restaurants, service users, and experiential retail concepts.

This high-profile location provides a rare opportunity to secure space within a growing, mixed-use environment designed for long-term success.







DISTANCE & DRIVE TIMES

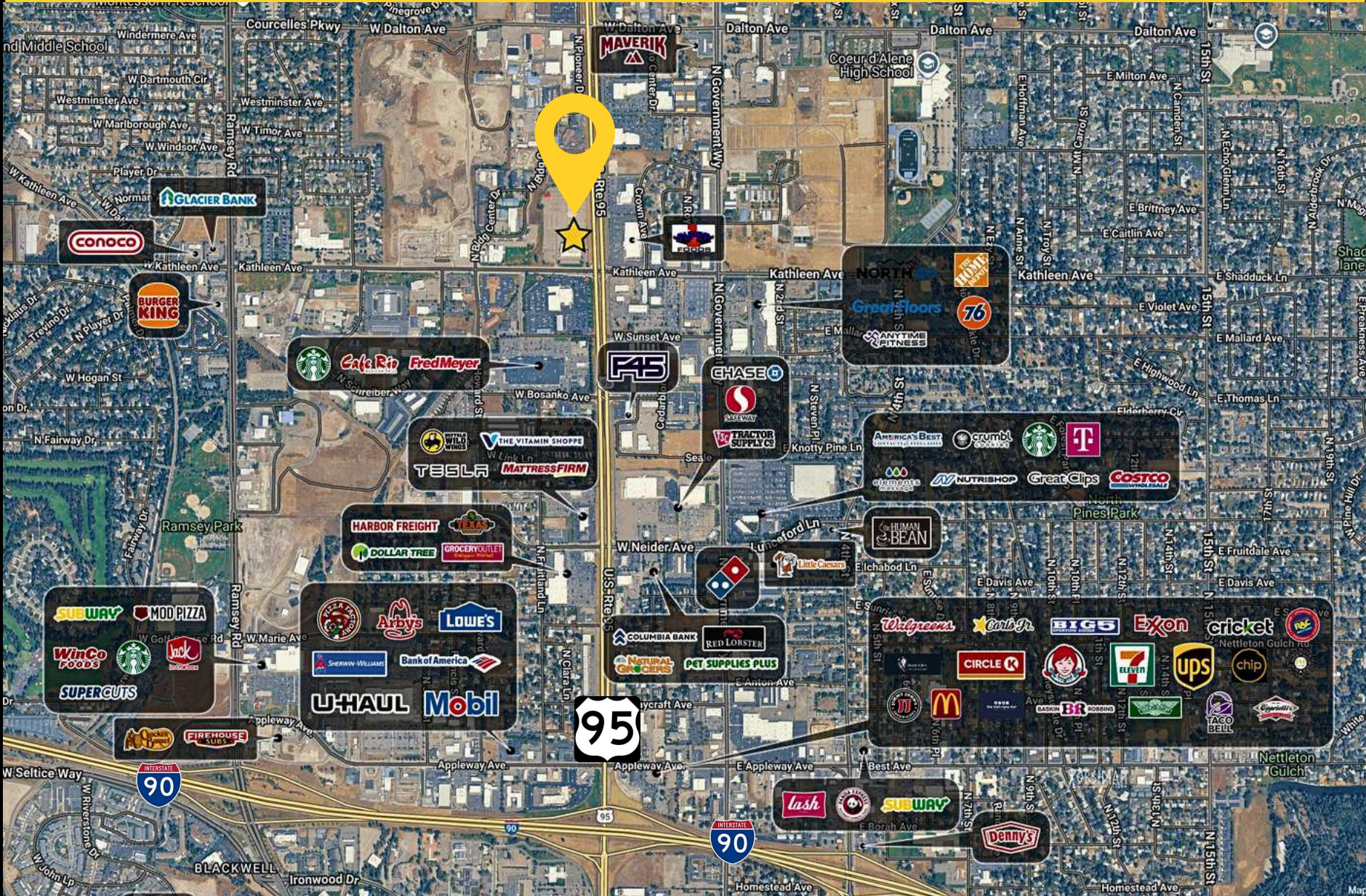
Downtown Coeur d'Alene, ID
±3 Miles | 9 Minutes

Lewiston, ID
±116 Miles | 2 Hour, 7 Minutes

Spokane International Airport
±38 Miles | 39 Minutes

Sandpoint, ID
±43 Miles | 49 Minutes

Missoula, MT
±167 miles | 2 Hours, 40 Minutes



VIEW LOCATION



RETAIL DEVELOPMENT FOR LEASE



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 in 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 owner of an exclusive right that is allegedly infringed; 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 valid.

CARL GUENZEL

D | 509.755.7543

carl.guenzelkiemlehagood.com

KIEMLEHAGOOD