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. 74 parking spaces. Abundant storefront glass and parking. Owner is going to deliver suites in in a "grey shell" condition with exposed studs and gravel floor (allowing a new tenant full flexibility to design the interior, relocate electrical, and add plumbing), while including HVAC units and electrical service to the panel.

4010 E Bogie Drive
Post Falls, ID 83854

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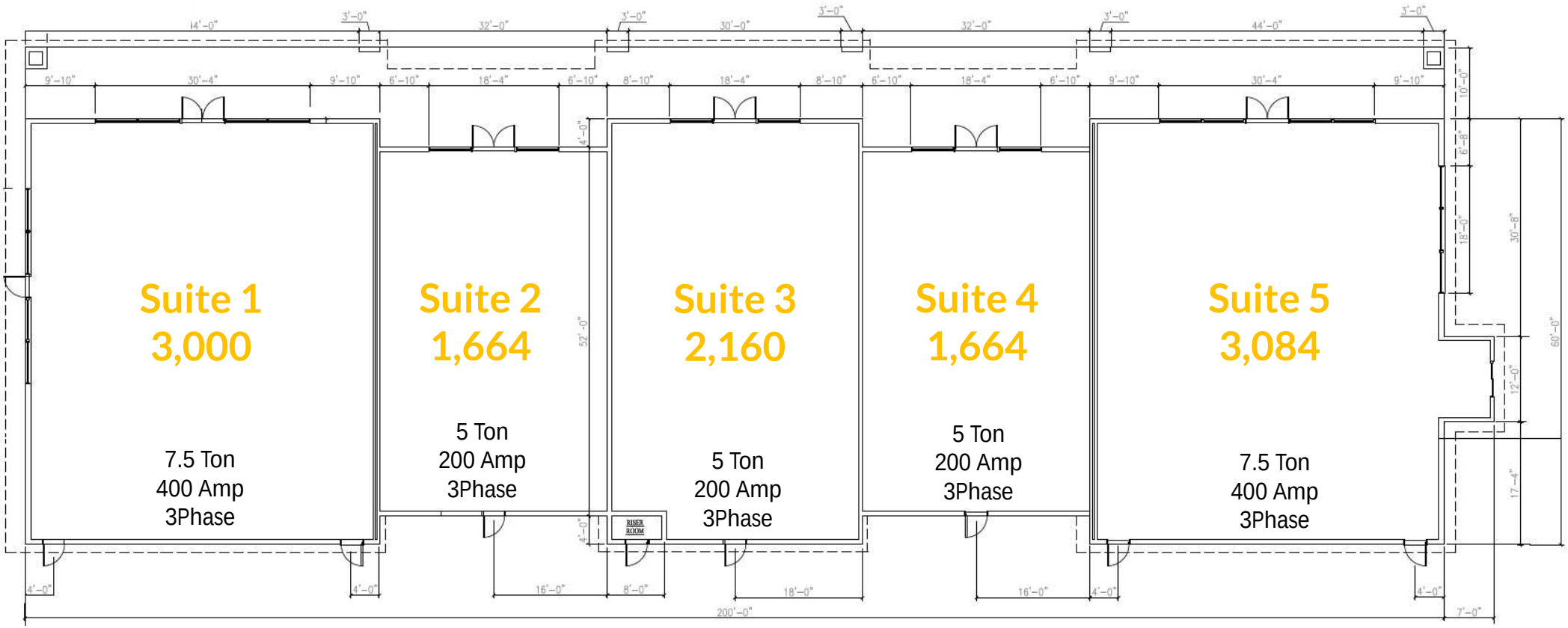
FLOOR PLAN



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

Proposed Floor Plan

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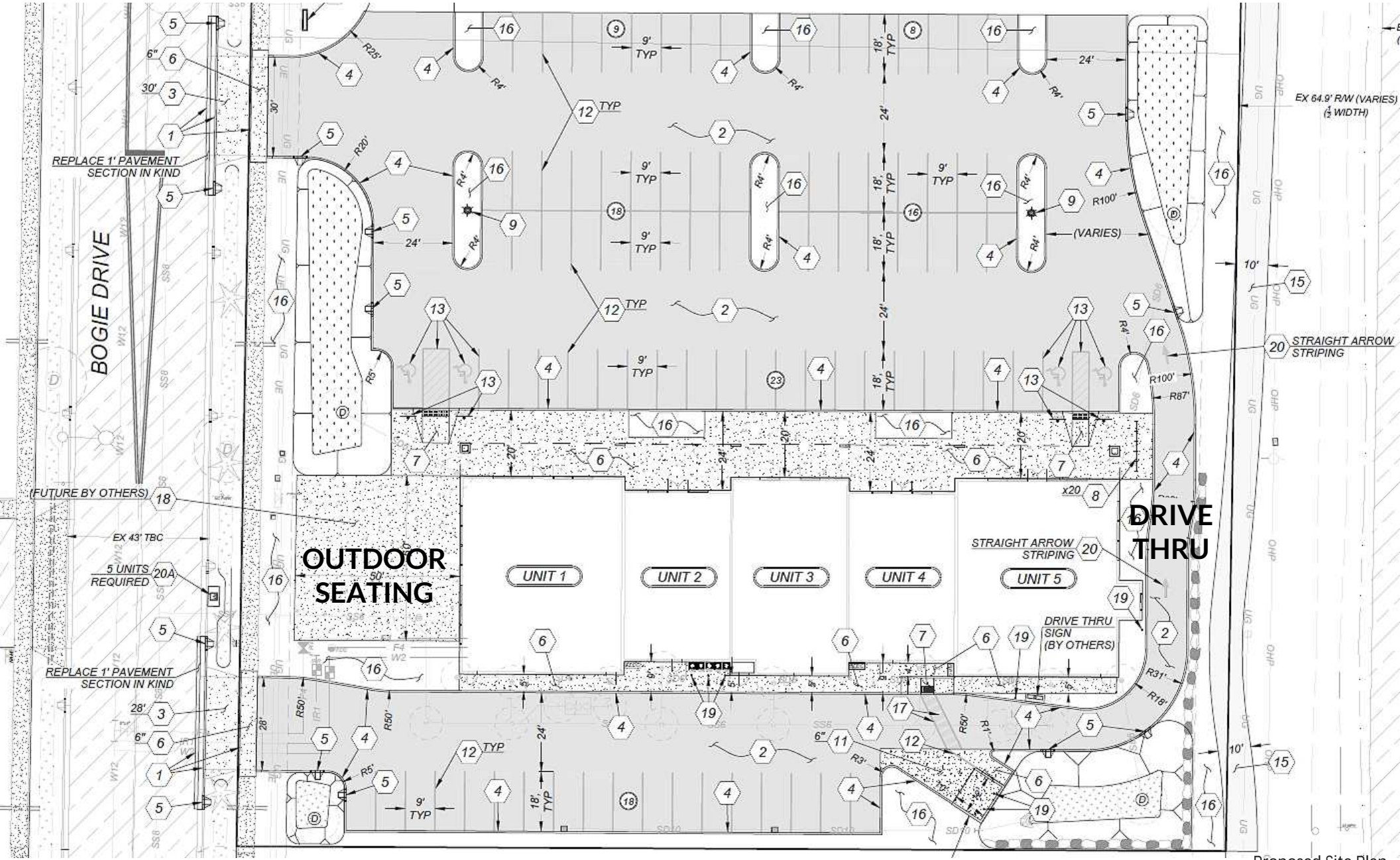
SITE PLAN



Proposed Site Plan

View Location

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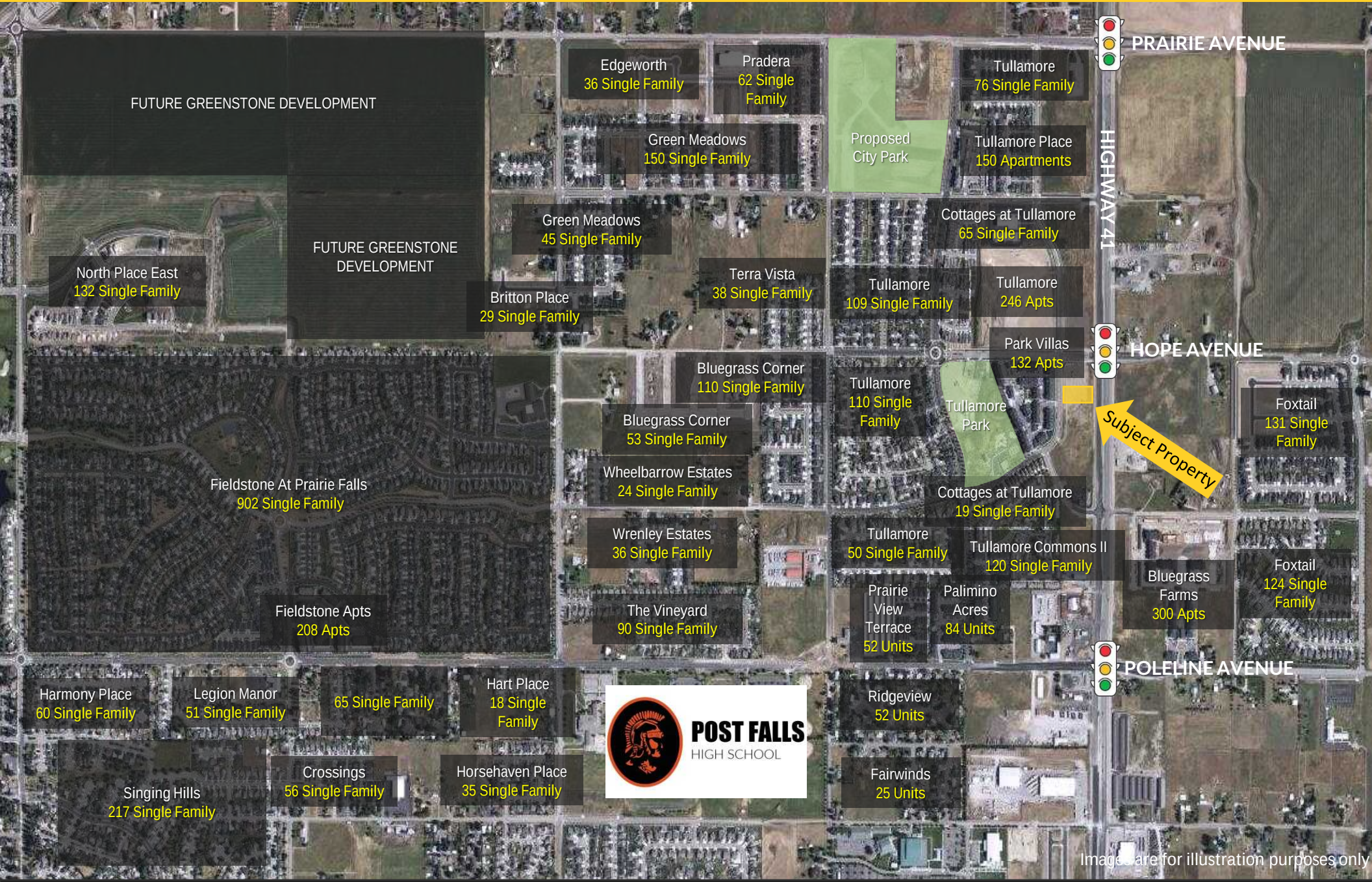
NEIGHBORHOODS



Images are for illustration purposes only

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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

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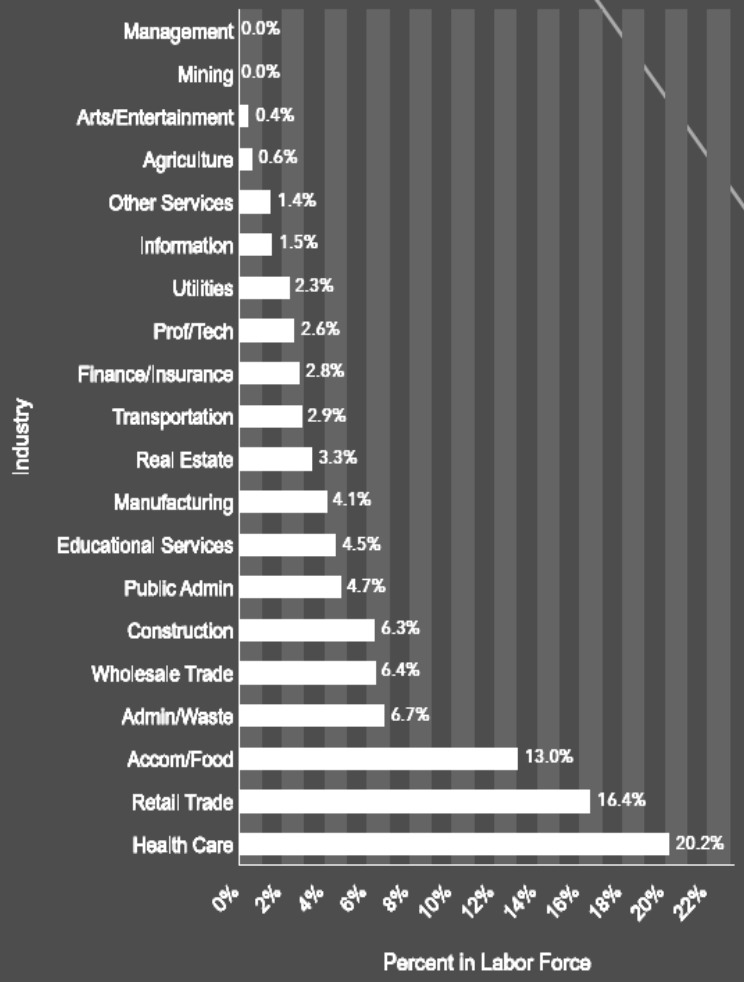
ECONOMIC DEVELOPMENT PROFILE

1-MILE

E Hope Ave
Ring: 1 mile radius

Labor Force by Industry

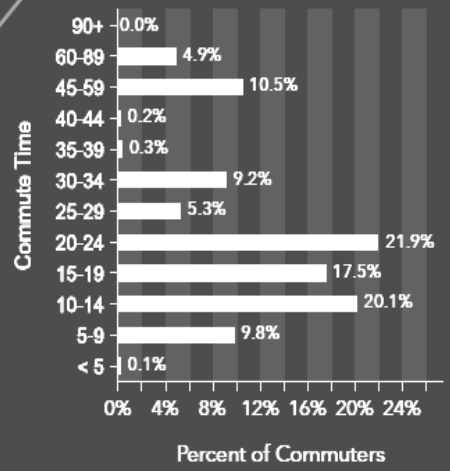


Employment

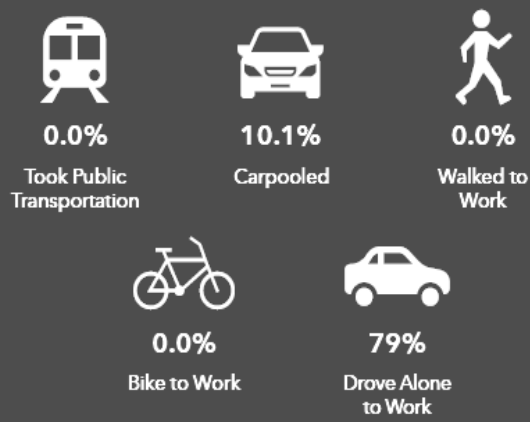
WorkforceOverview

Businesses

Commute Time: Minutes



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).

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COMMUNITY SUMMARY

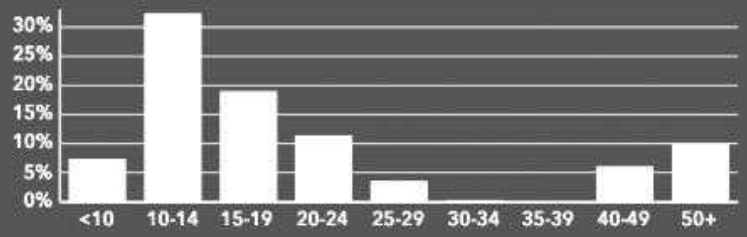
1-MILE

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+

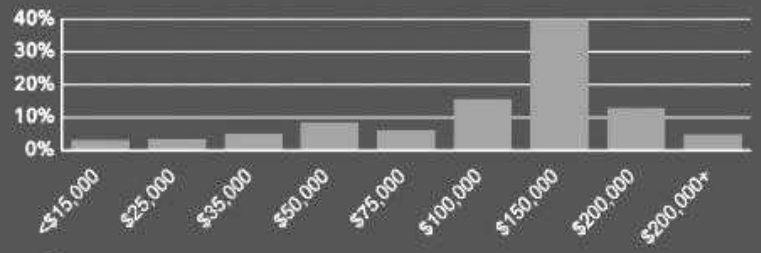
26.1%	26.5%	47.4%
Services	Blue Collar	White Collar

Mortgage as Percent of Salary

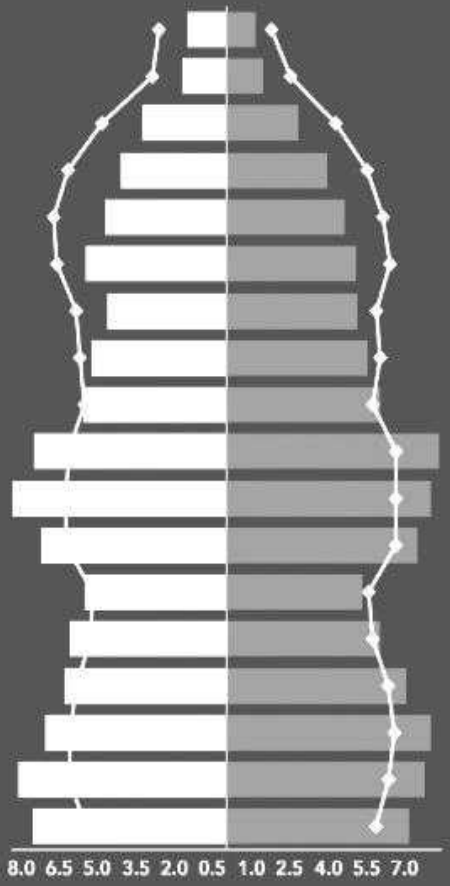


Home Value

Household Income

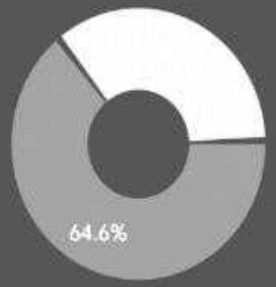


Age Profile: 5 Year Increments



Dots show comparison to Kootenai County

Home Ownership



Housing: Year Built

Educational Attainment

Commute Time: Minutes

esri THE SCIENCE OF WHERE

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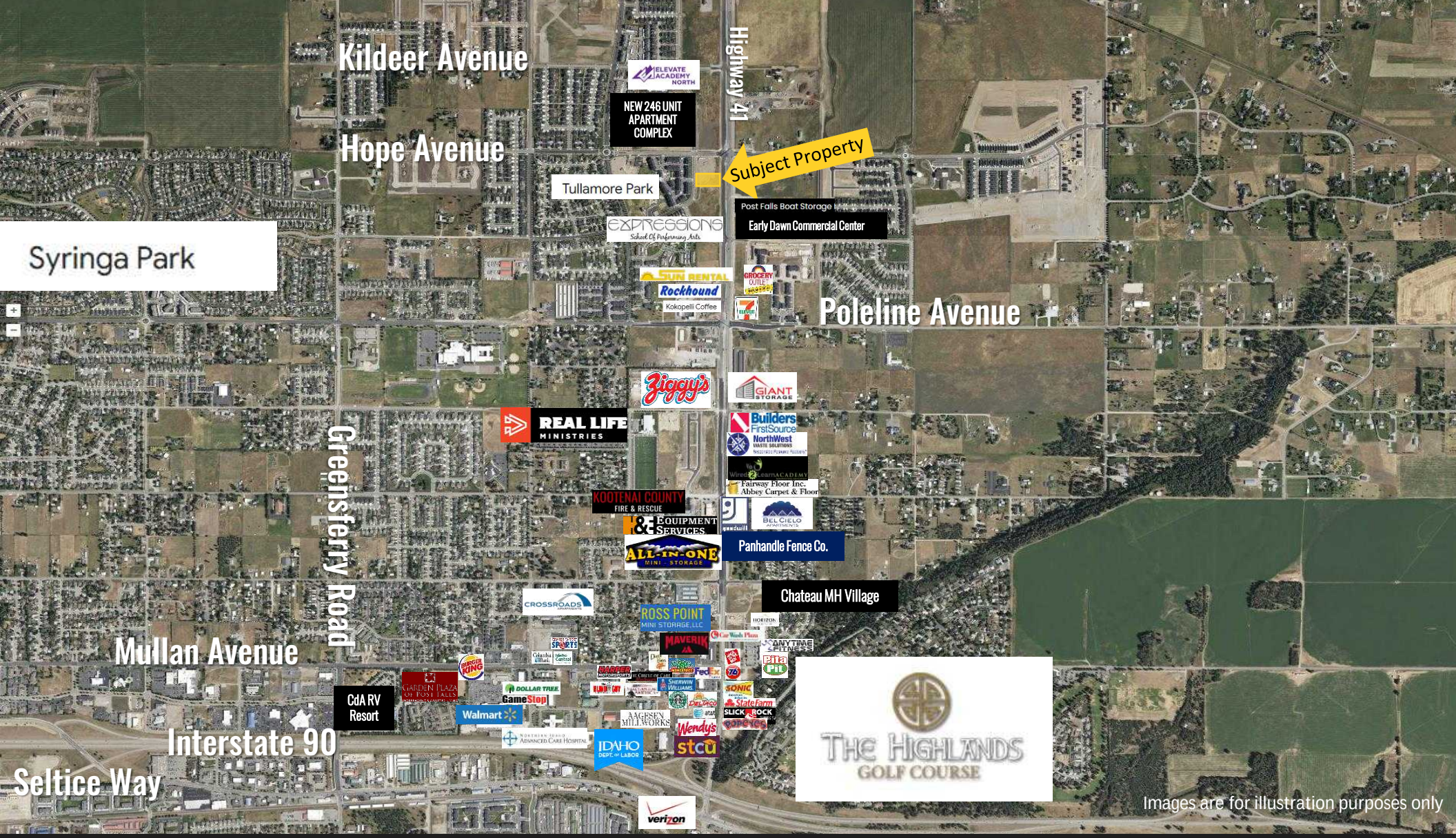

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