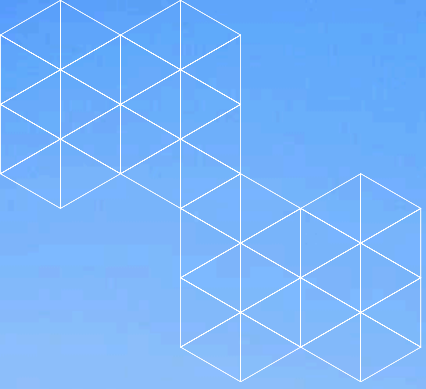


FOR LEASE



MIDTOWN RETAIL/OFFICE SPACE

129 E Poplar Avenue | Coeur d'Alene, ID 83814

KIEMLEHAGOOD

PAT EBERLIN

D | 208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

D | 208.770.2589

mary.kienbaum@kiemlehagood.com



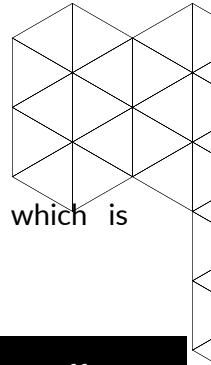
MIDTOWN RETAIL/OFFICE SPACE FOR LEASE

129 E Poplar Avenue
Coeur d'Alene, ID 83814

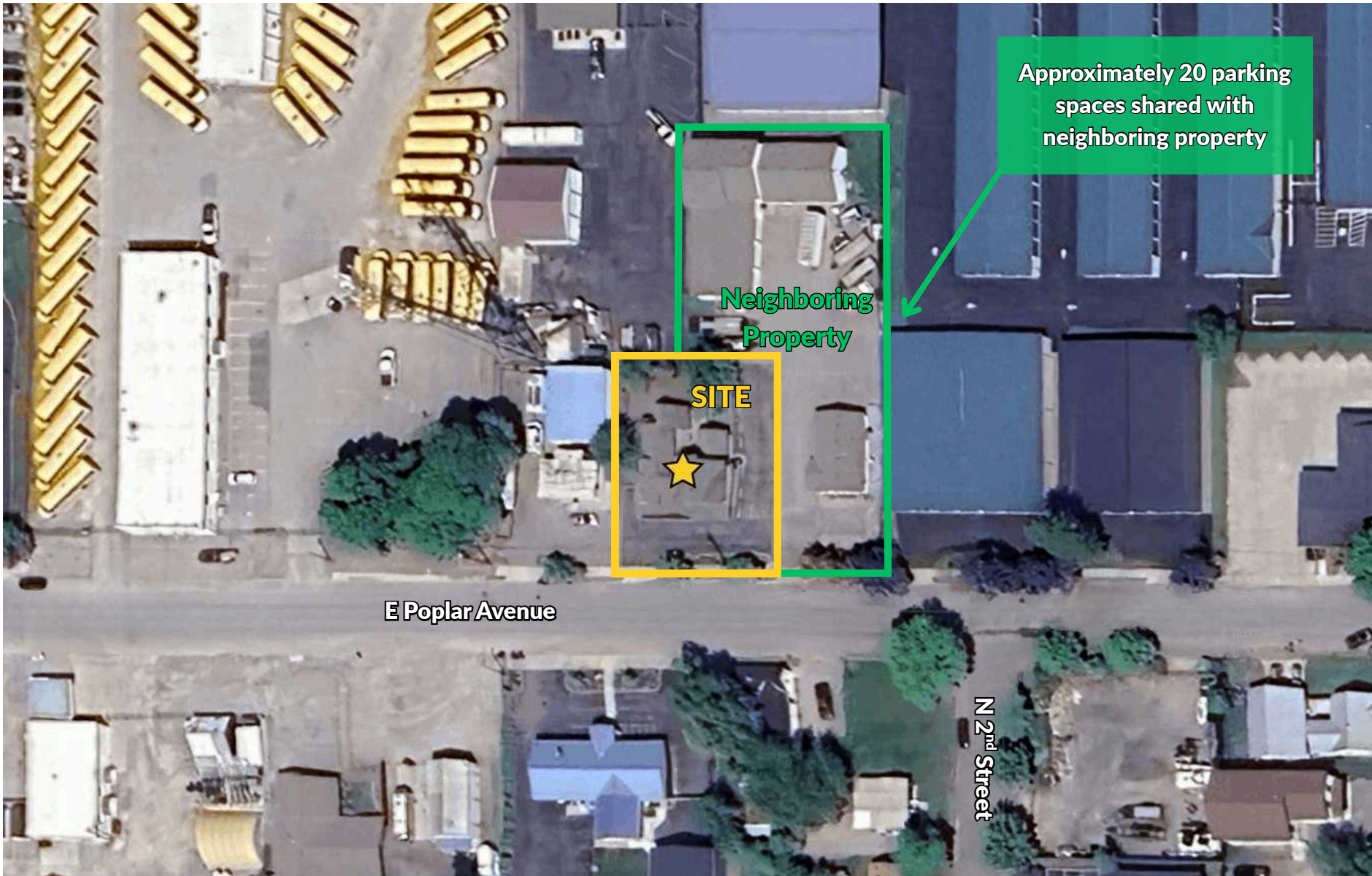
- LEASE RATE** | \$3,200 /Month
- LEASE TYPE** | Modified Gross
- *Tenant pays water/sewer, electricity/gas, internet/data and janitorial
- AVAILABLE SUITE SIZE** | ±2,277 SF
- TOTAL BUILDING SIZE** | ±2,439 SF
- *Landlord retains a portion of the building for storage
- PARCEL SIZE** | ±0.202 Acres (±8,799 SF)
- PARCEL NO** | C74450010010
- ZONING** | CDA- C-17 Commercial District
- YEAR BUILT** | 1912 (Updated in 2025)
- PARKING STALLS** | Shared with Neighboring Property, which is currently available for lease.

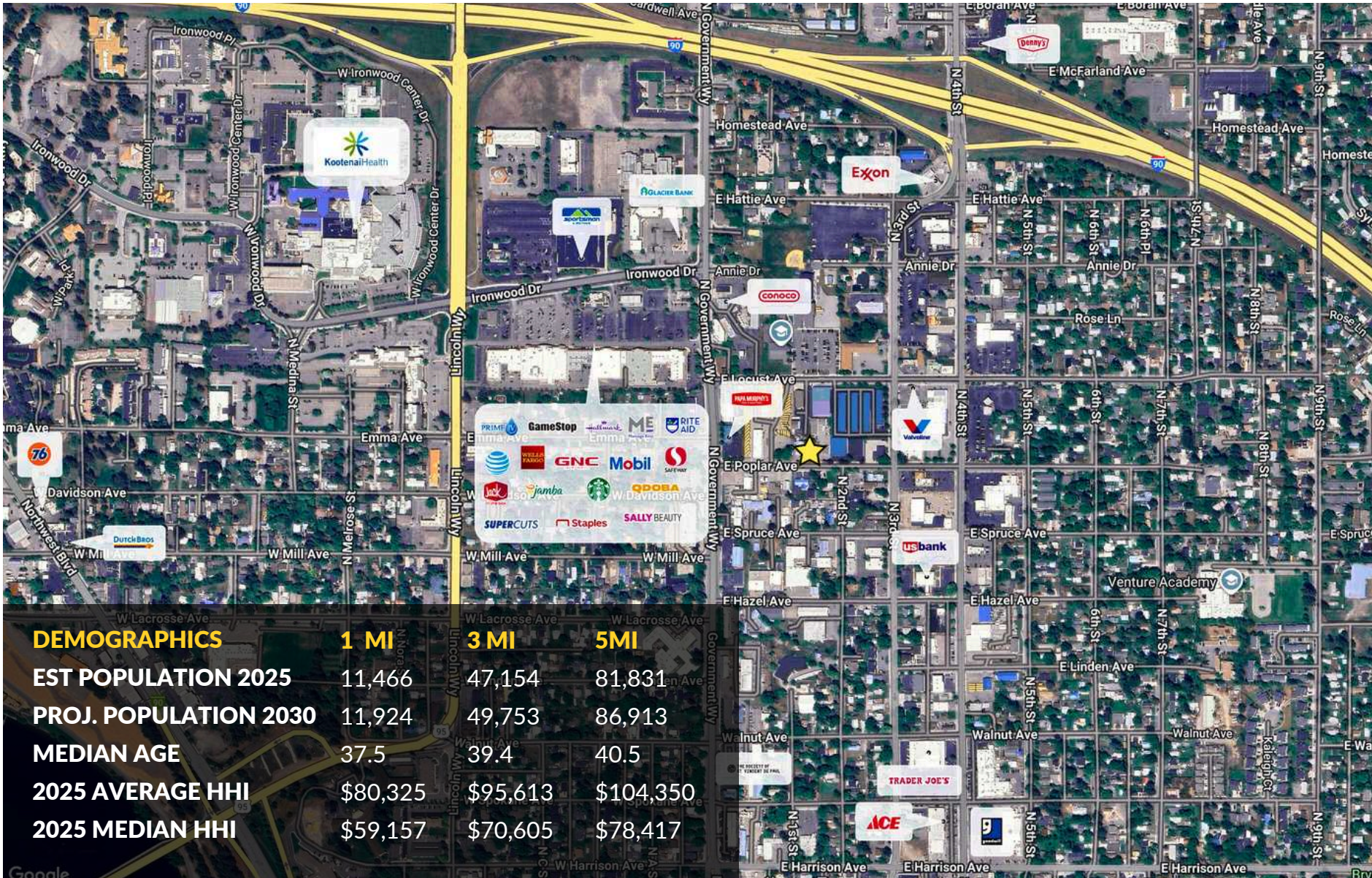
***Contact Listing Agent(s) for more details on 131 E Poplar Ave!**

Well-positioned in the heart of Coeur d'Alene, this 2,277 SF space offers a blend of historic charm and modern updates. Originally built in 1912 and fully renovated in 2025, the property provides functional open space with a kitchenette, two restrooms, and an upstairs office area. Situated on a 0.202-acre lot within the CDA C-17 Commercial District, the property allows for a wide range of commercial uses. Shared parking with the neighboring property provides approximately 20 shared spaces for tenants and customers. This versatile property is ideal for professional office, service-based business, or retail use in a highly desirable location. Flooring and base/trim planned to be installed by Landlord. Neighboring warehouse/office property is available for lease. Contact Listing Agent(s) for details regarding 131 E Poplar.



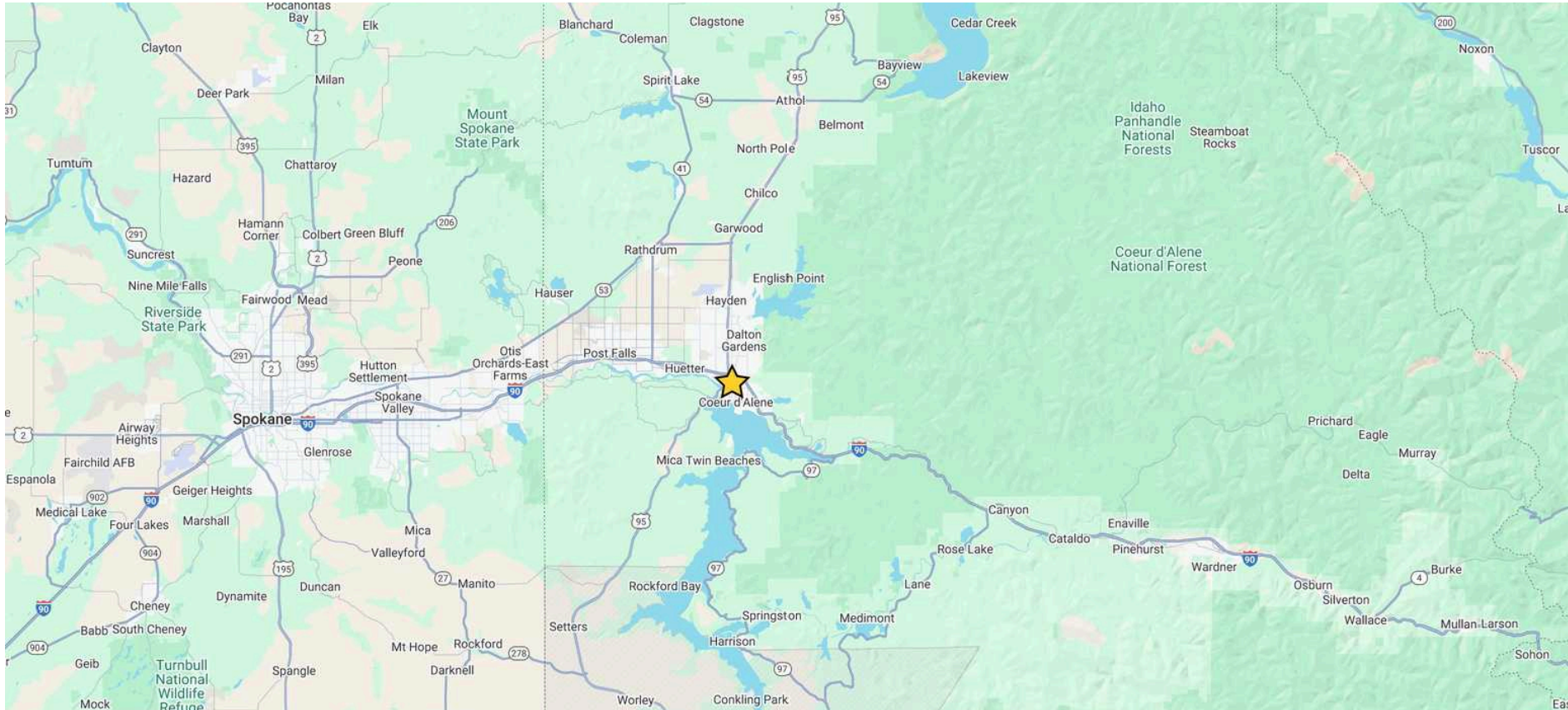






DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	11,466	47,154	81,831
PROJ. POPULATION 2030	11,924	49,753	86,913
MEDIAN AGE	37.5	39.4	40.5
2025 AVERAGE HHI	\$80,325	\$95,613	\$104,350
2025 MEDIAN HHI	\$59,157	\$70,605	\$78,417



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.

PAT EBERLIN

D | 208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

D | 208.770.2589

mary.kienbaum@kiemlehagood.com

KIEMLEHAGOOD

KIEMLEHAGOOD