

FOR LEASE

COMMERCIAL CONDO AT THE PROMENADE

3591 E 3rd Avenue | Post Falls, ID 83854

KIEMLEHAGOOD

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PROPERTY OVERVIEW

LEASE RATE | \$18.00 PSF /YR

LEASE TYPE | Modified Gross

*Tenant pays directly for electricity, HVAC filter replacement, internet, janitorial and internet/cable/data

AVAILABLE SUITE | Suite # 106

SUITE #106 SIZE | ±1,552 SF

YEAR BUILT | 2007

PARCEL NO. | PJ4720011060

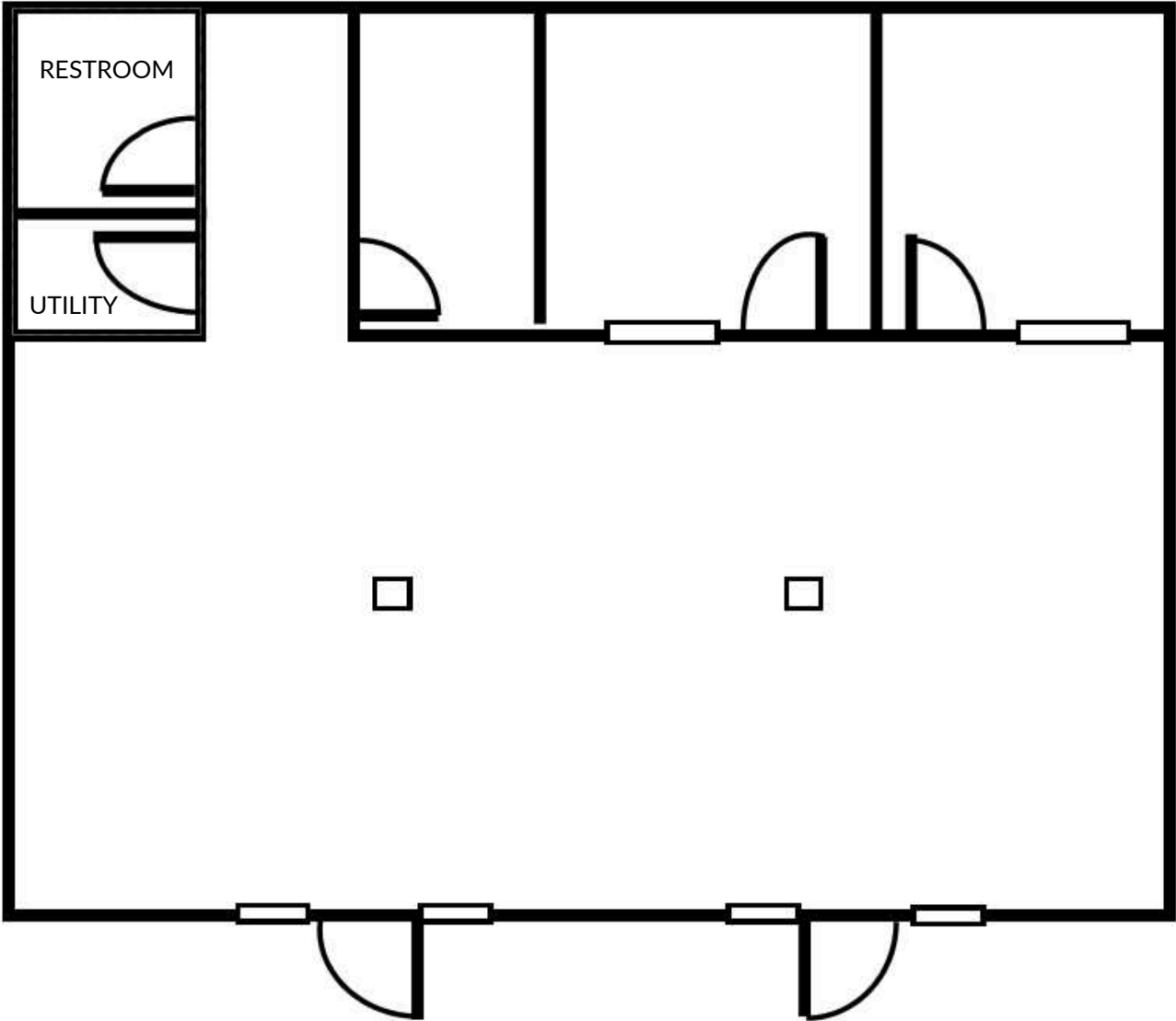
ZONING | Post Falls - CCS Community Commercial Services

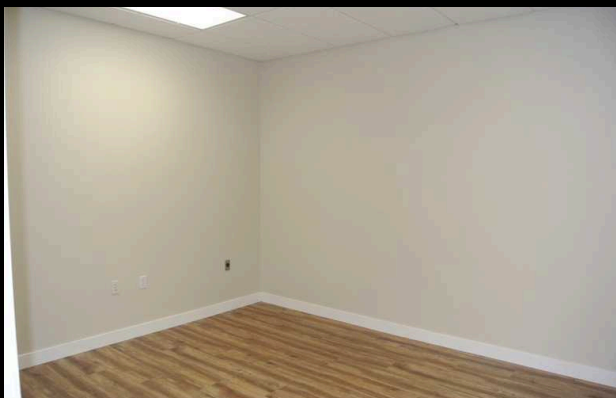
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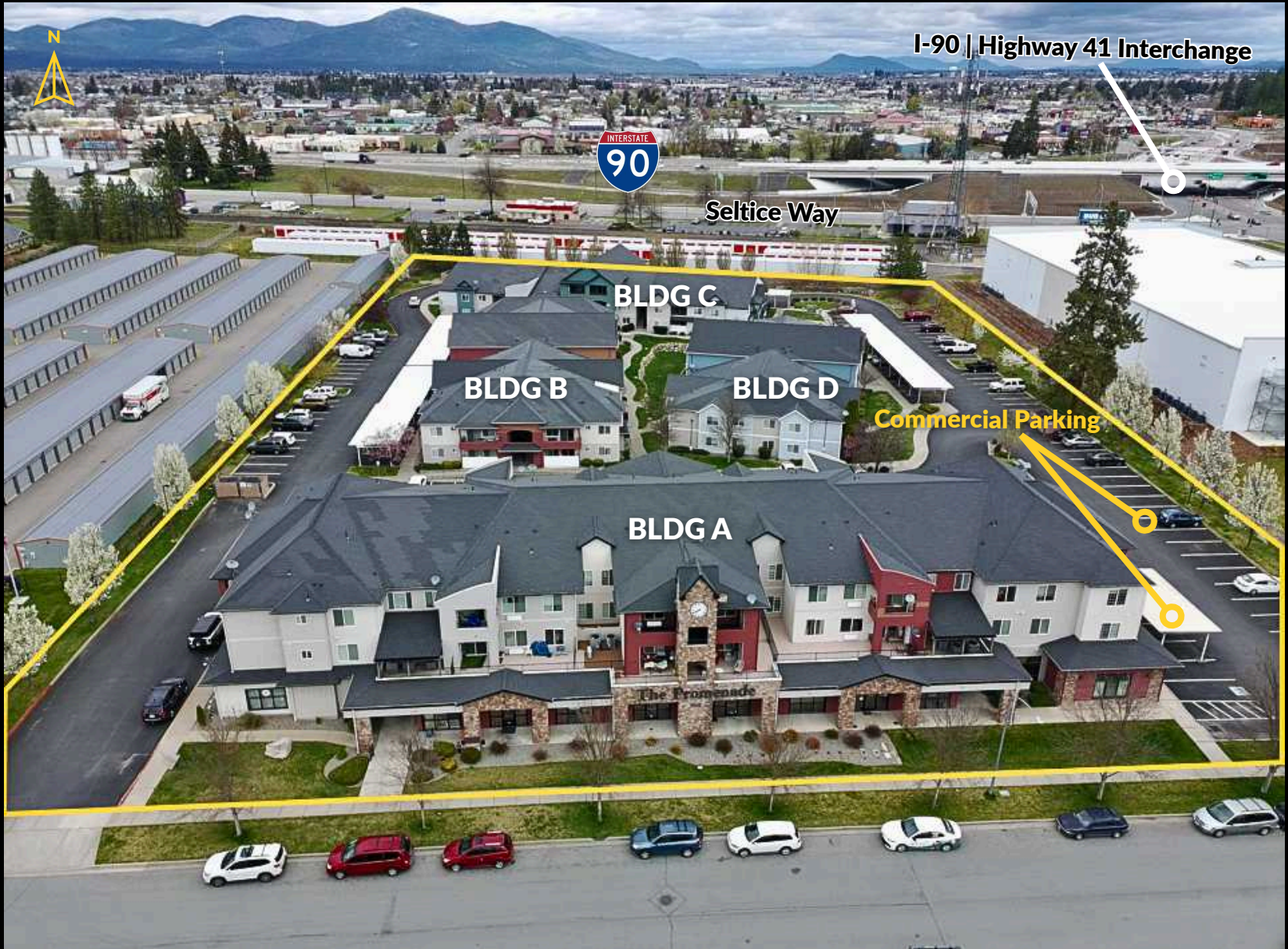
Commercial Condo at the Promenade The Promenade is a mixed use development in Post Falls. Click [HERE](#) for more information.

- 3 offices, open space and restroom
- One of 5 commercial units in Building A
- Promenade consists of 94 total units (89 residential and 5 commercial)
- Building A (Subject Building) 30 units
- Easy access near new I-90 Highway 41 interchange









I-90 | Highway 41 Interchange

Seltice Way

BLDG C

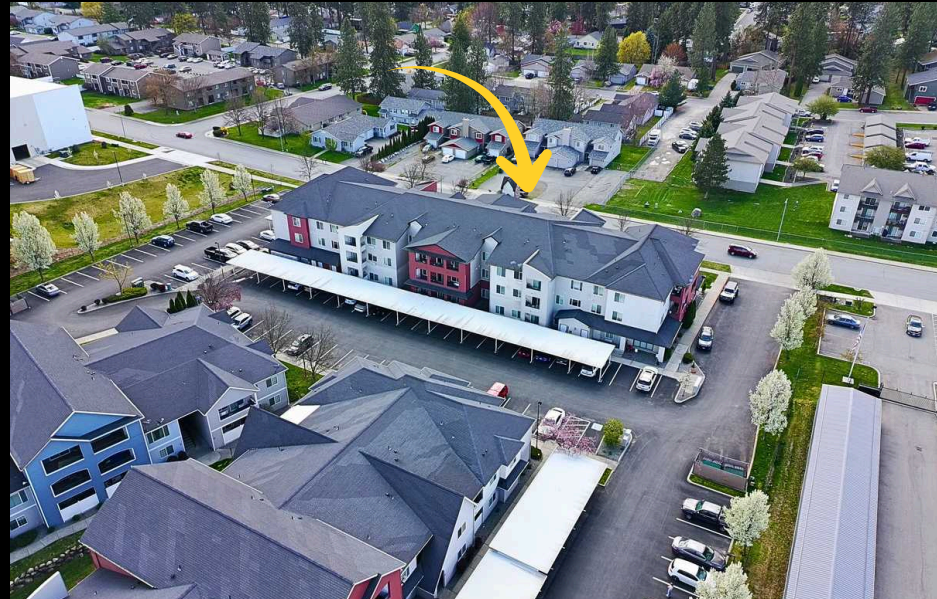
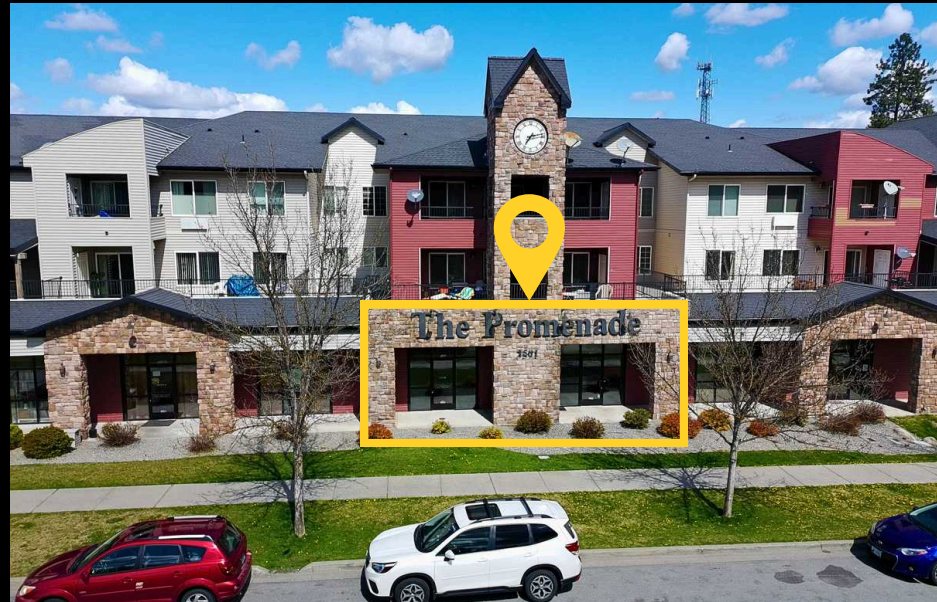
BLDG B

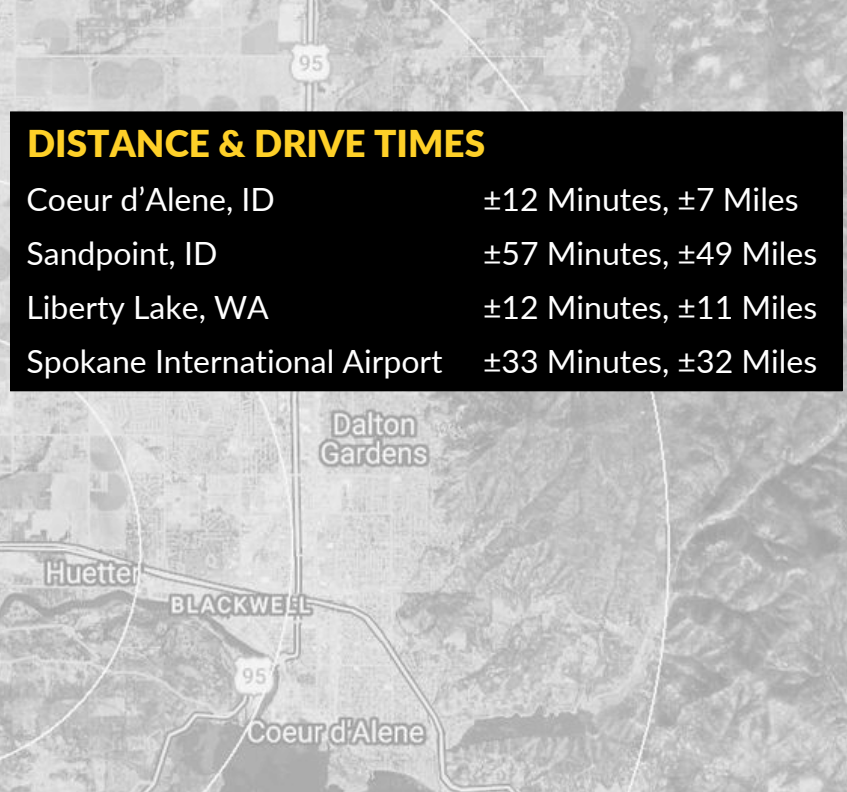
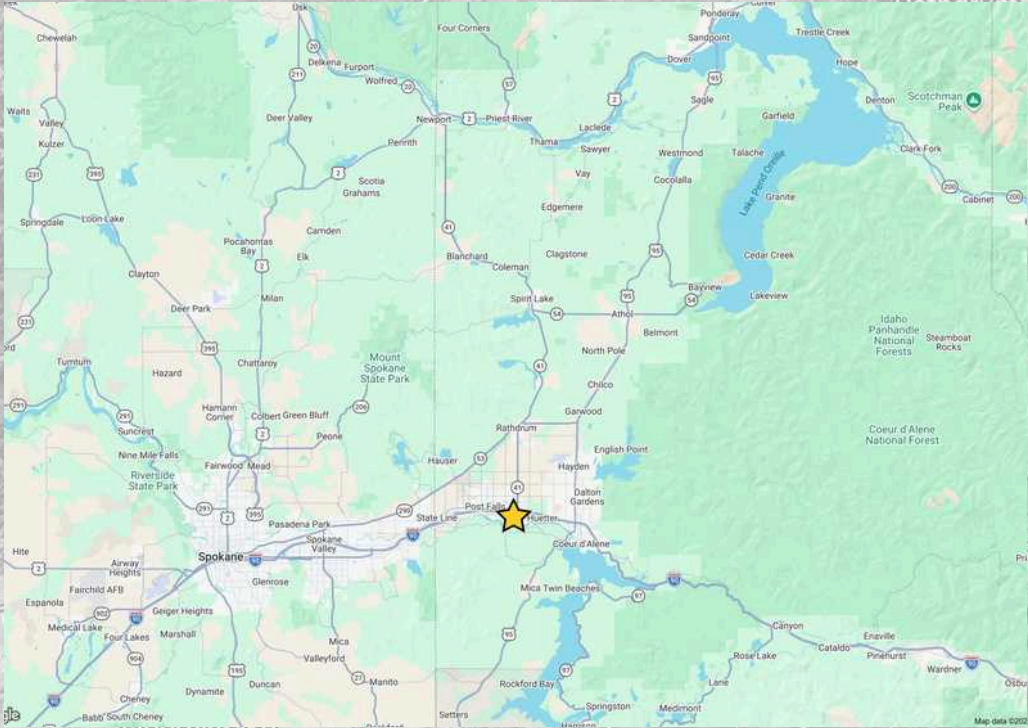
BLDG D

Commercial Parking

BLDG A

The Promenade



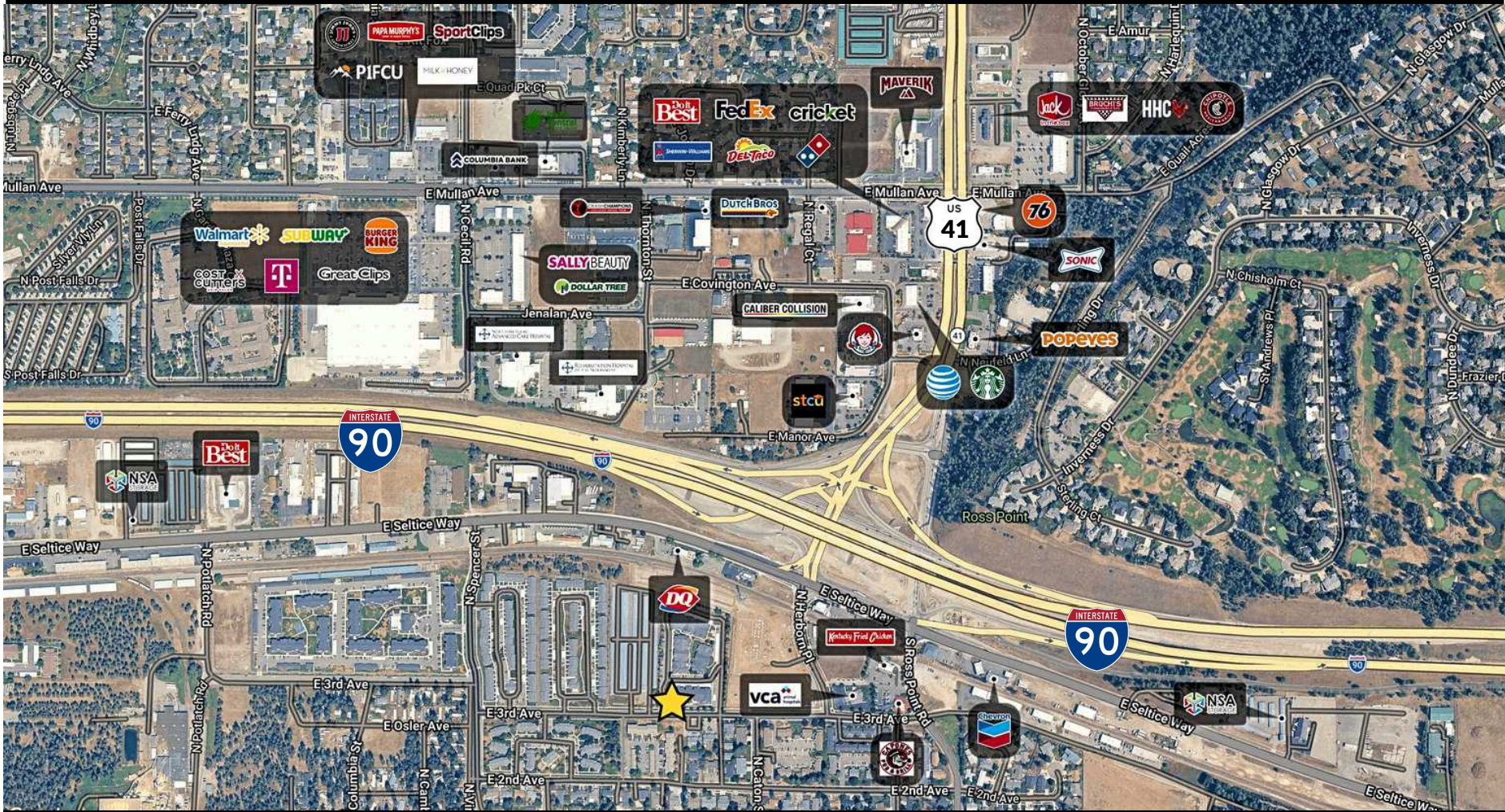


DISTANCE & DRIVE TIMES

Coeur d'Alene, ID	±12 Minutes, ±7 Miles
Sandpoint, ID	±57 Minutes, ±49 Miles
Liberty Lake, WA	±12 Minutes, ±11 Miles
Spokane International Airport	±33 Minutes, ±32 Miles



DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
EST POPULATION 2025	8,875	39,792	83,897	178,966
PROJ. POPULATION 2030	9,816	43,500	92,150	191,788
EST. HOUSEHOLDS	3,543	15,471	32,997	71,523
MEDIAN AGE	39.3	38.2	38.1	40.1
2025 AVERAGE HHI	\$79,233	\$96,047	\$99,602	\$108,599
2025 MEDIAN HHI	\$65,778	\$78,778	\$79,107	\$85,142



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