



# EARLY DAWN COMMERCIAL CENTER

NEW RETAIL/FLEX BUILDING | 4129 E EARLY DAWN AVENUE | POST FALLS, ID 83854



## 3 MONTHS OF FREE BASE RENT!\*

\*EXCLUSIVE TO BLDG B & C - INCENTIVE REQUIRES A 3-YEAR CONTRACT MINIMUM

CONTACT



### DANNY DAVIS, CCIM

208.691.6003

danny@tokcommercial.com



### CRAIG HUNTER, CCIM

208.929.2929

hunter@ccim.net

KIEMLEHAGOOD

HIGHLIGHTS



Now leasing three brand new buildings along Highway 41 in Post Falls.

Retail space and flex industrial space available.

Excellent visibility and access from Highway 41 (19,000 VPD).

**Rare landlord offering! \$25/SF TI allowance & additional \$25/SF amortized TI allowance. \***

*\*TI allowance offering only for Building A*

DETAILS



SPACE	SIZE	RATE
BLDG A	1,933- 5,889 SF	\$27.00/SF/YR
BLDG B&C	2,400 - 7,200 SF	\$15.00/SF/YR

<b>Lease Type:</b>	NNN
<b>Est. NNN'S:</b>	\$2.12/SF/YR
<b>Zoning:</b>	C-17
<b>Clear Height:</b>	14' OH

UPDATED: 5.8.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## CLASS A FINISHES



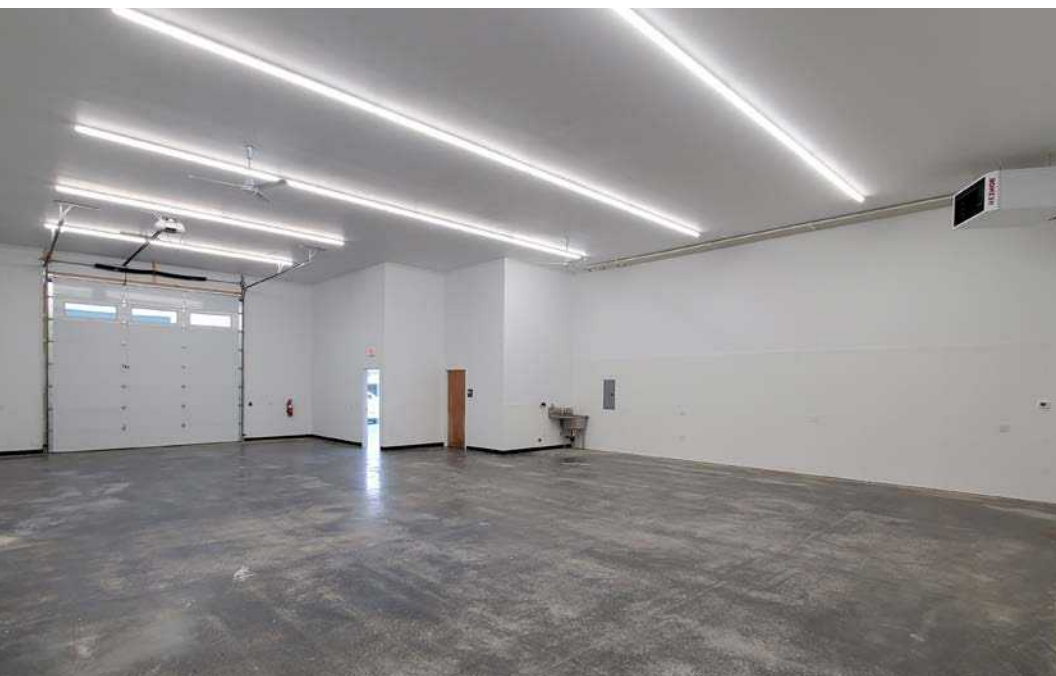
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RETAIL SPACE WITH OPEN LAYOUT



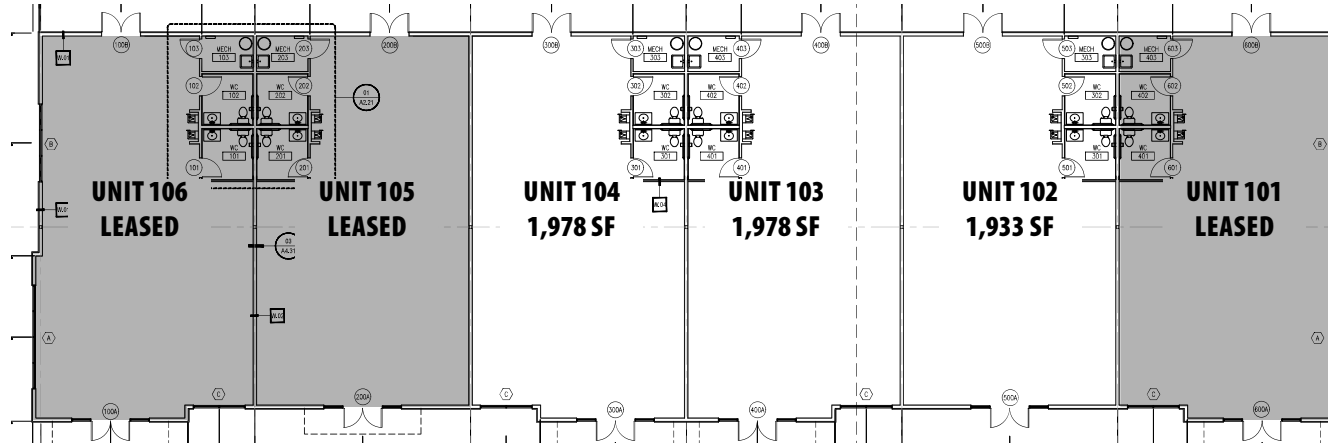
OPTIMAL FLEX LAYOUT



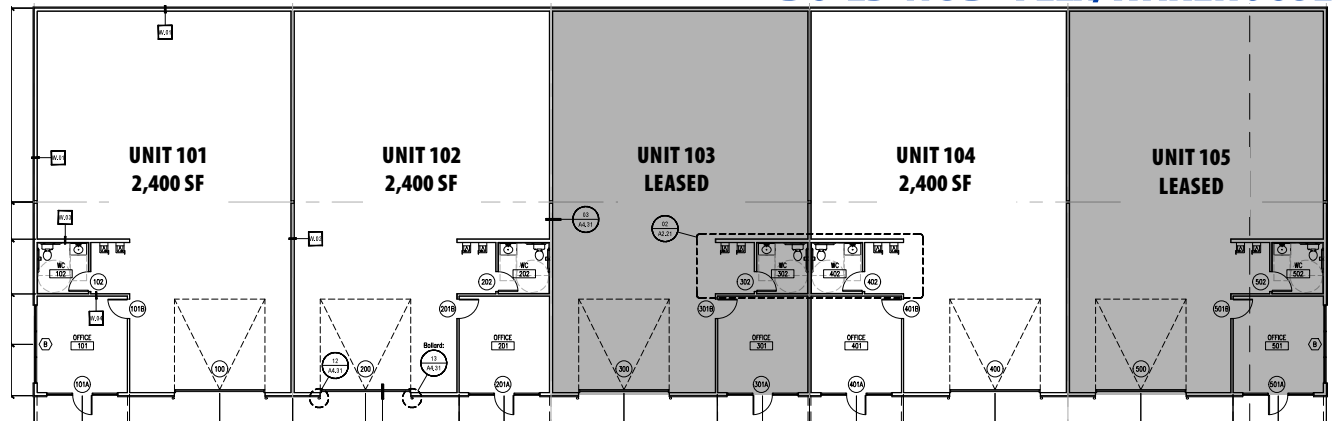
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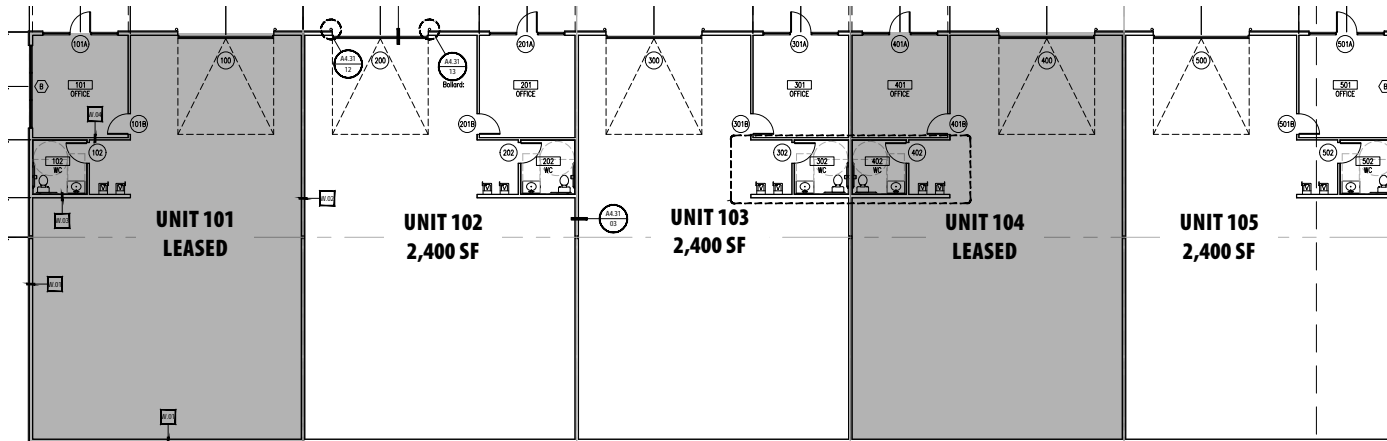
# BUILDING A - RETAIL



# BUILDING B - FLEX/WAREHOUSE



# BUILDING C - FLEX/WAREHOUSE



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# LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



SUN RENTAL CENTER

EXPRESSIONS SCHOOL OF PERFORMING ARTS

LEFT-HAND TURNING LANE SB TRAFFIC

**BLDG C**  
FLEX INDUSTRIAL

**BLDG A**  
RETAIL

**BLDG B**  
FLEX INDUSTRIAL

BLUEGRASS FARMS APARTMENTS

1 MILE RADIUS



POPULATION  
**8,280**



HISTORIC ANN. GROWTH  
**1.3%**



AVG. HOUSEHOLD INC.  
**\$90,720**

3 MILE RADIUS



POPULATION  
**44,575**



HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$95,313**

5 MILE RADIUS



POPULATION  
**90,086**

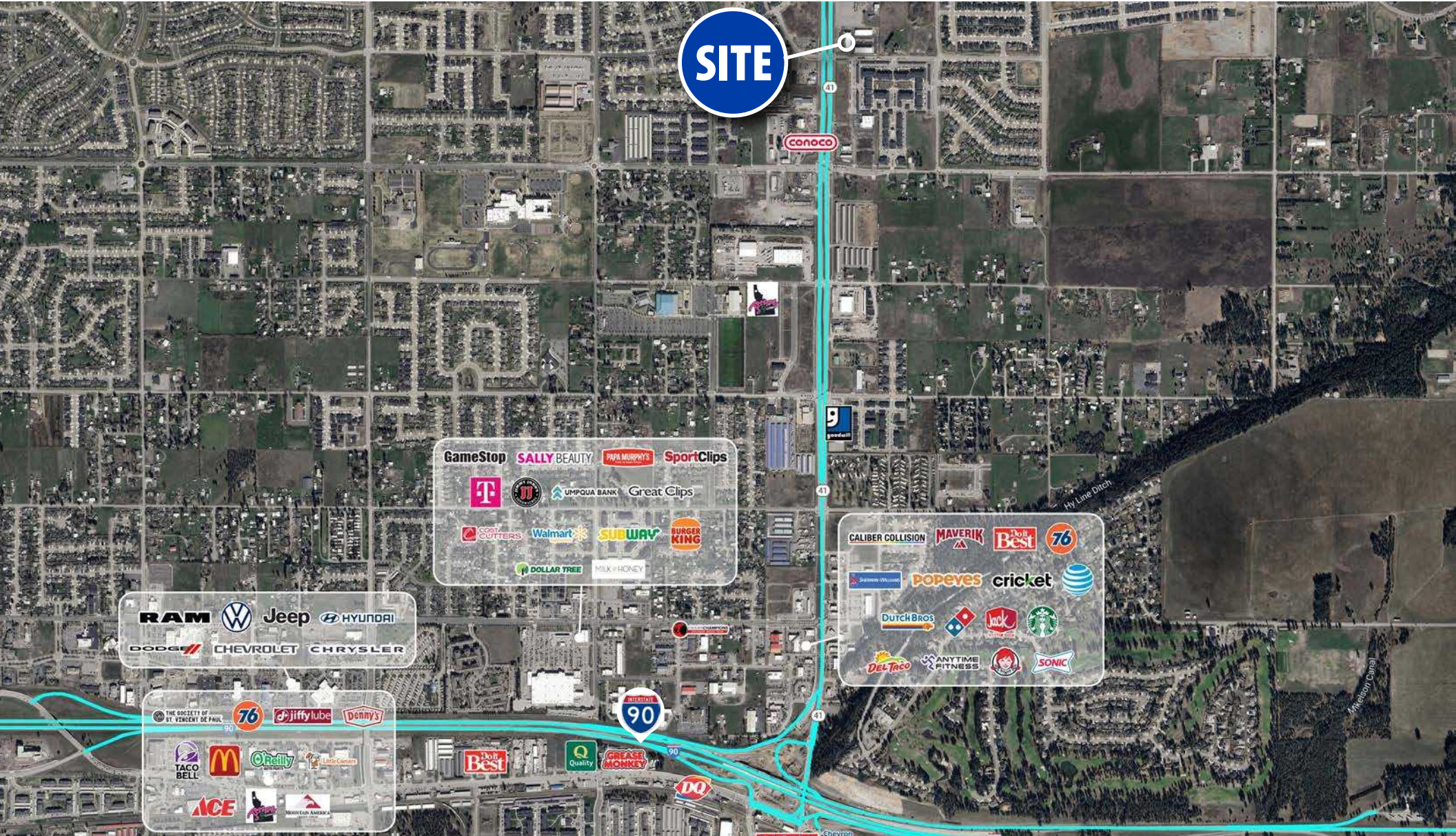


HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$96,106**

**SITE**



GameStop SALLY BEAUTY PAPA MURPHY'S SportClips

Great Clips

Walmart SUBWAY BURGER KING

DOLLAR TREE MILK & HONEY

CALIBER COLLISION MAVERIK 76

POPEYES cricket

DUTCH BROS Jack STARBUCKS

DEL TACO ANYTIME FITNESS SONIC

RAM VW Jeep HYUNDAI

DODGE CHEVROLET CHRYSLER

THE SOCIETY OF ST. VINCENT DE PAUL 76 jiffylube Denny's

TACO BELL McDonald's O'Reilly's

ACE

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# NEW I-90 INTERCHANGE



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