

**GROUND
 LEASE**

PRIME RETAIL LOCATION
7890 N Government Way Dalton Gardens, ID

SPACE INFO

| | |
|---------------|-----------------------|
| Lease Price | \$7,543 Mo NNN |
| Lot Size | 1.05 ± Acres |
| Insurance | \$ 523.25 / year |
| Traffic Count | 30,500 ± ADT |
| Taxes | \$ 2,933.62 / year |

Highlights

HIGHLIGHTS

- Signalized intersection with busy traffic
- Suitable for retailers with Drive Through needs
- Located between the city of Coeur D'Alene and Hayden
- Sewer stubbed in and sewer assessment paid
- Lot dimensions: 155' ± East/ West by 300' ± North/ South
- Parcel # D9800006014A
- Zoning: Commercial



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| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| Population | 2,923 | 49,923 | 75,153 |
| Median HH Income | \$58,181 | \$42,935 | \$42,589 |



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