

COEUR D'ALENE

IRONWOOD SQUARE SHOPPING CENTER

SHOPPING CENTER ANCHORED BY SAFEWAY & STAPLES



SUITE 204 F
AVAILABLE SPACE

\$22.00
PSF /YR

\$5.00 PSF
EST. NNN RATE

±5,600 SF
SPACE SIZE

KIEMLEHAGOOD

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COEUR D'ALENE

IRONWOOD SQUARE SHOPPING CENTER

220 W Ironwood Drive | Coeur d'Alene, ID 83814

Shopping Center Anchored by Safeway & Staples

SUITE F



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INVESTMENT HIGHLIGHTS

➤ Prime Coeur d'Alene Retail Corridor

Positioned along Ironwood Drive in the heart of Coeur d'Alene's established retail and medical corridor, Ironwood Square Shopping Center offers exceptional visibility and accessibility within one of North Idaho's most active commercial districts.

➤ Strong Regional Demographics

The surrounding trade area benefits from continued residential growth, strong household incomes, and a year-round consumer base driven by both local residents and tourism throughout the Coeur d'Alene market.

➤ Established Retail Environment

Ironwood Square is surrounded by a strong mix of national, regional, and local retailers, restaurants, and service providers, creating a highly active retail ecosystem that drives consistent consumer traffic and long-term tenant demand.

➤ Excellent Access & Visibility

With convenient access from Ironwood Drive and close proximity to Interstate 90, the property offers strong regional connectivity and ease of access for customers, employees, and service providers alike.

➤ Proximity

Located near Kootenai Health and numerous professional office and medical users, the center benefits from a steady daytime population and strong demand for retail, restaurant, and service-oriented businesses.

➤ Flexible Retail Opportunities

The shopping center accommodates a variety of retail, office, restaurant, and service users, making it well-suited for both national and local tenants seeking a strategic Coeur d'Alene location.

➤ Growing North Idaho Market

Coeur d'Alene continues to experience significant population and economic growth, supporting increasing demand for commercial services, retail amenities, and investment opportunities throughout the region.

➤ Long-Term Investment Appeal

Situated within a highly desirable North Idaho market, Ironwood Square Shopping Center is positioned to benefit from sustained consumer growth, strong traffic patterns, and continued commercial expansion.

COEUR D'ALENE

IRONWOOD SQUARE SHOPPING CENTER

PROPERTY ADDRESS	TOTAL CENTER SF	±153,264 SF	LEASE RATE	\$22.00 PSF /YR
220 W Ironwood Drive Coeur d'Alene, ID	AVAILABLE SUITE	Suite 204 F	EST. NNN RATE	\$5.00 PSF
Shopping Center Anchored by Safeway & Staples	SUITE SIZE	±5,600 SF	AVAILABLE	Now



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LOCAL DEMOGRAPHICS



Coeur d'Alene



80,849

5 MILE RADIUS
EST POPULATION 2025



34,384

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$83,592

5 MILE RADIUS
MEIDAN HH INCOME 2025



\$3.11 B

5 MILE RADIUS
TOTAL HH SPEND 2025

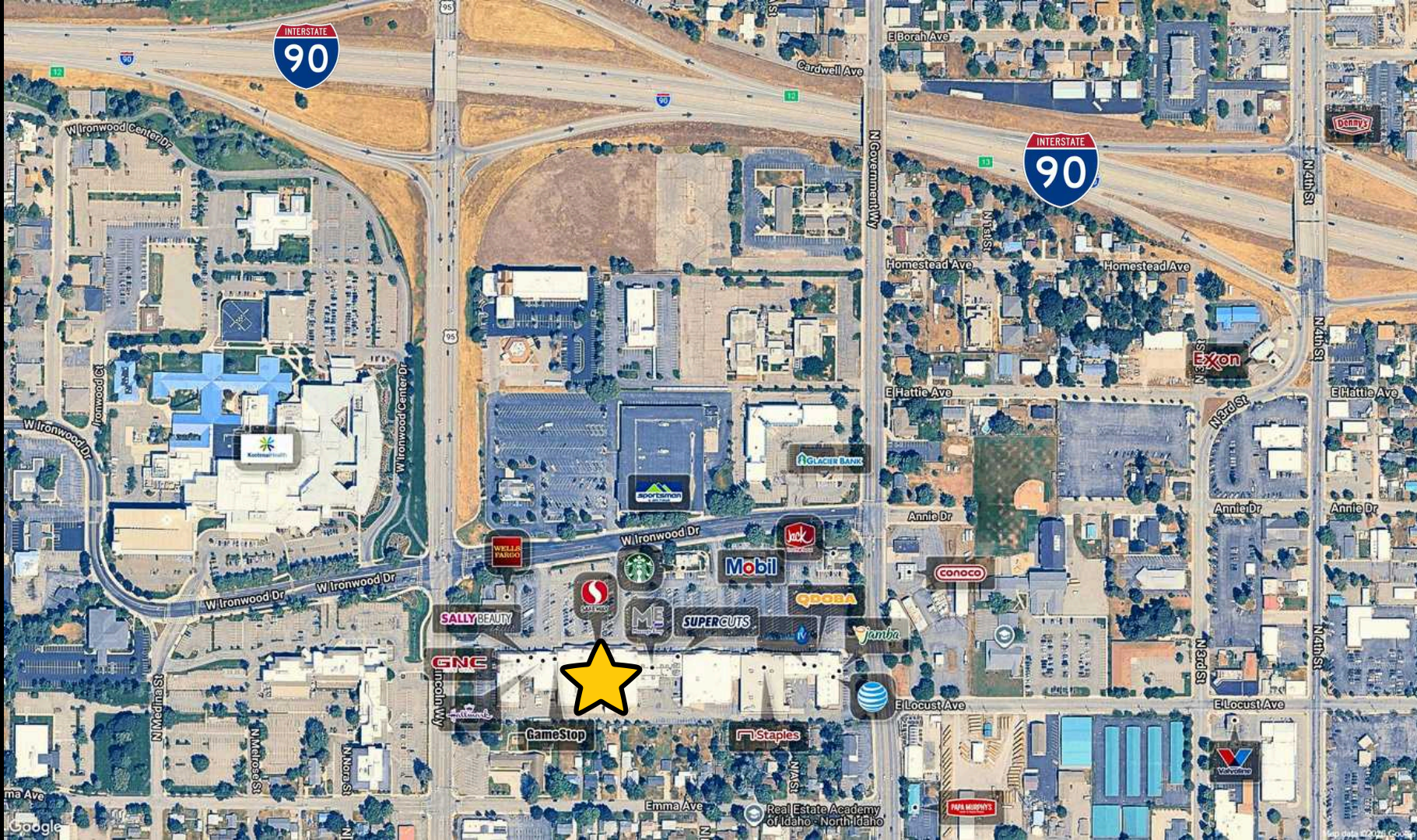


COEUR D'ALENE

IRONWOOD SQUARE SHOPPING CENTER

SITE PHOTOS





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