



**FOR SALE OR
BUILD TO SUIT**

SITE

Opportunity in Rathdrum

SWC of Highway 41 & Vera St, Rathdrum, ID 83858

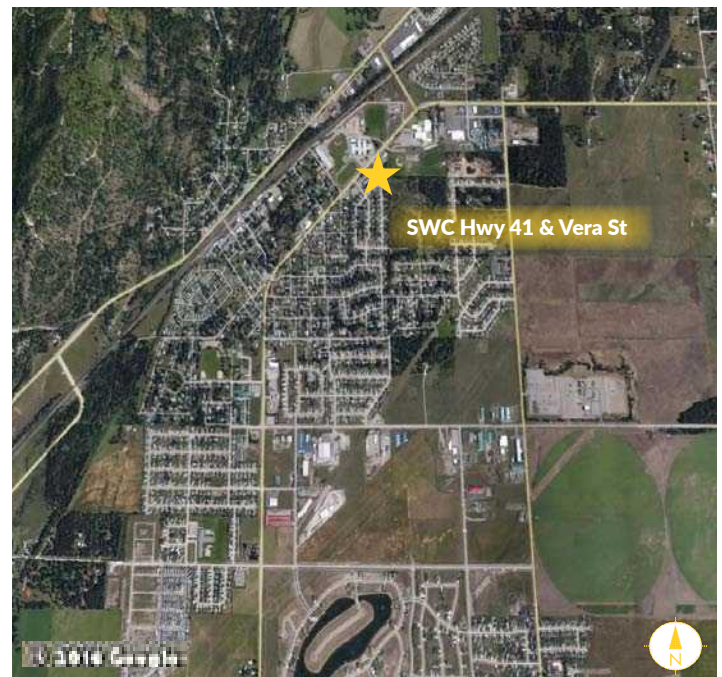
Sale Price:
\$488,000
(\$11.35/PSF)

Property Details:

Square Feet: ±43,000 SF
Dimensions: ±204' X 210'
Zoning: GC - General Commercial
*Subject to Olson Lake Pine Subdivision Declaration of Restrictions
Water & Sewer are available in street
Nearby Businesses: Super 1 Foods, Panhandle Bank, Napa Auto Parts, McDonalds, Wells Fargo, Pizza Hut, Dominos, Lakeland High School

**Centrally located in the heart of Rathdrum within walking distance to City Hall, Library, Post Office, Kootenai Family Care, Food & Grocery*

***Phase One Environmental Available*



SWC Hwy 41 & Vera St

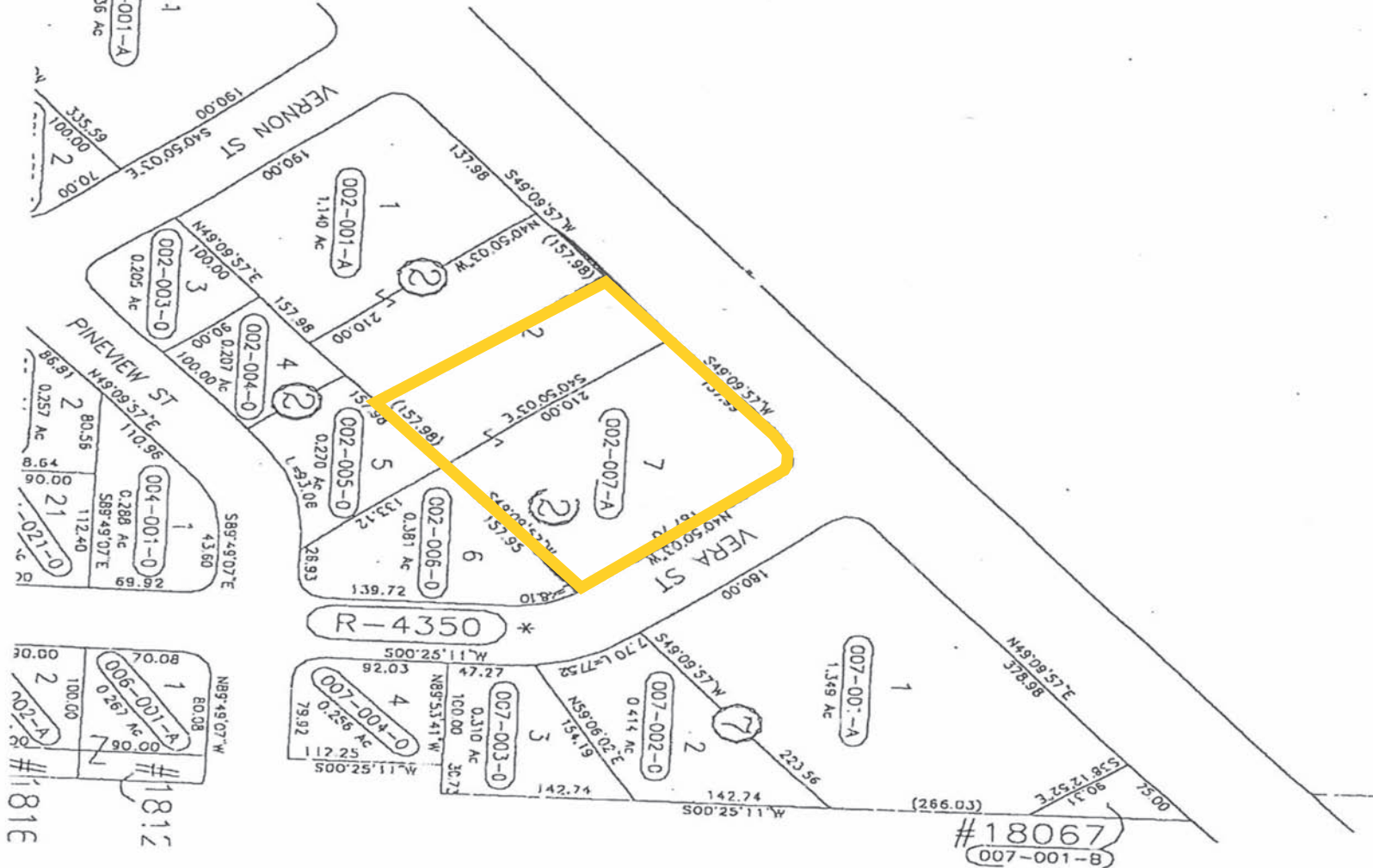
Carl Guenzel, Broker | 509.755.7543 or carlg@kiemlehgagood.com

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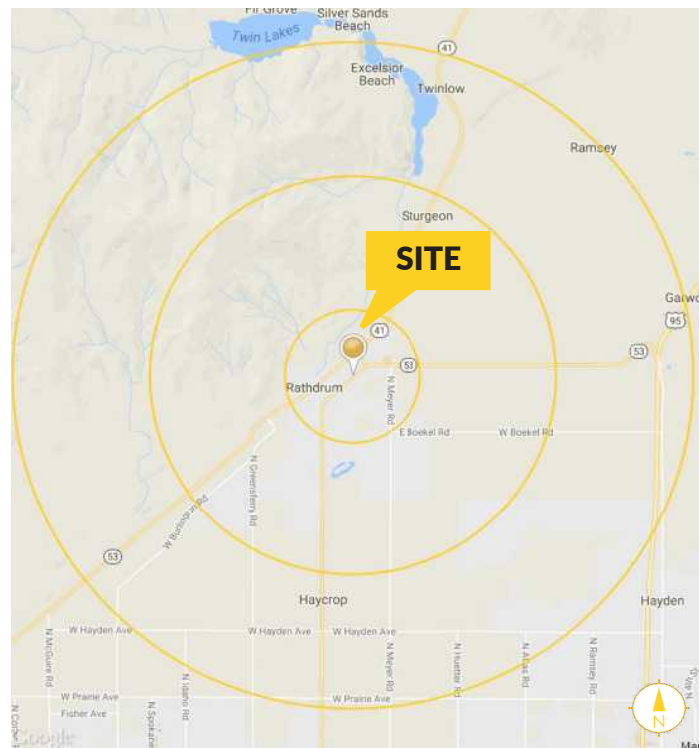
Demographics

	1 Mi	3 Mi	5 Mi
2018 Est Population	4,988	9,954	15,335
2023 Proj Population	5,556	11,087	17,118
Projected Change 18-23	2.3%	2.3%	2.3%
2018 Est Average HHI	\$62,258	\$62,163	\$65,786
2018 Est Median HHI	\$51,478	\$50,608	\$54,612
2018 Est Daytime Demos	3,056	5,086	9,285

Traffic Counts

Hwy 41 between
Vera & Hwy 53:

+/-10,000 ADT



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