

# FOR SALE



## RETAIL BUILDING

2 South Division Street – Kellogg, ID 83837

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**KIEMLE  
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# OFFERING SUMMARY

**FOR SALE**

2 South Division Street – Kellogg, ID 83837

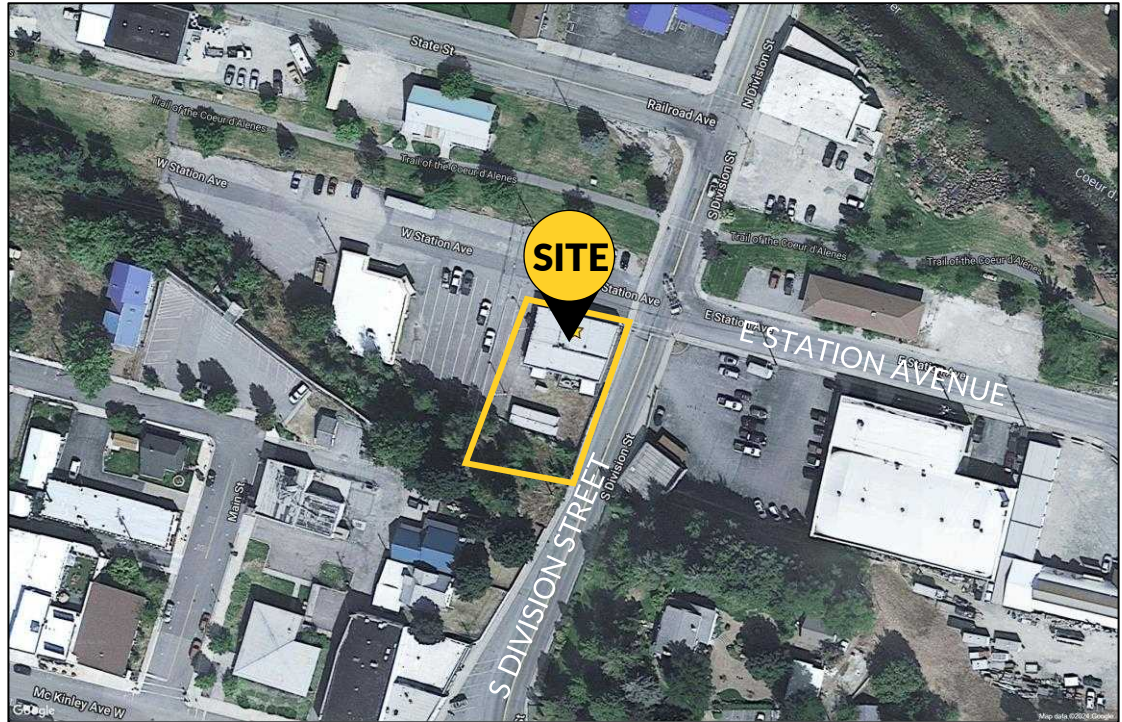
**Purchase Price:** \$395,000  
**Address:** 2 South Division Street  
**City, State, Zip:** Kellogg, Idaho 83837  
**Parcel Number:** RPD15000020150A  
**Building Size:** ±3,477 SF  
**Lot Size:** ±0.233 AC

## BUILDING DETAILS

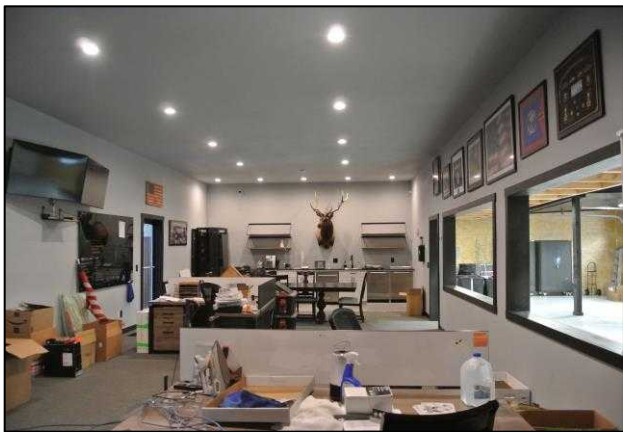
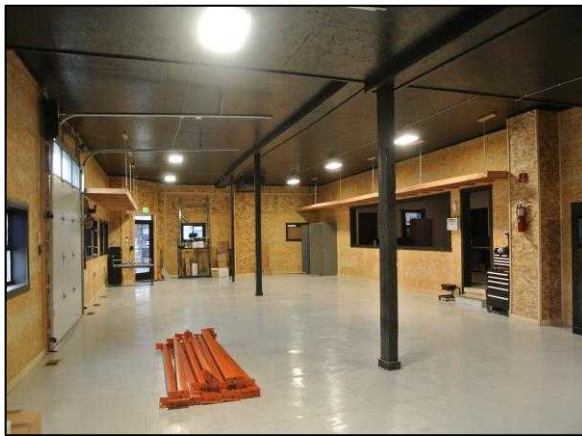
- 2 Dock High Doors
- Kitchenette
- 2 Restrooms
- Open Space
- Office
- Back Deck

## IMPROVEMENTS

- HVAC Updated (2021)
- Plumbing Updates (2021)
- Partial Electrical Updates (2021)
- 2 New Restrooms (2021)
- Kitchenette (2021)
- Updated Flooring, OBS, Sheetrock & Paint (2021)
- New Roof (2023)



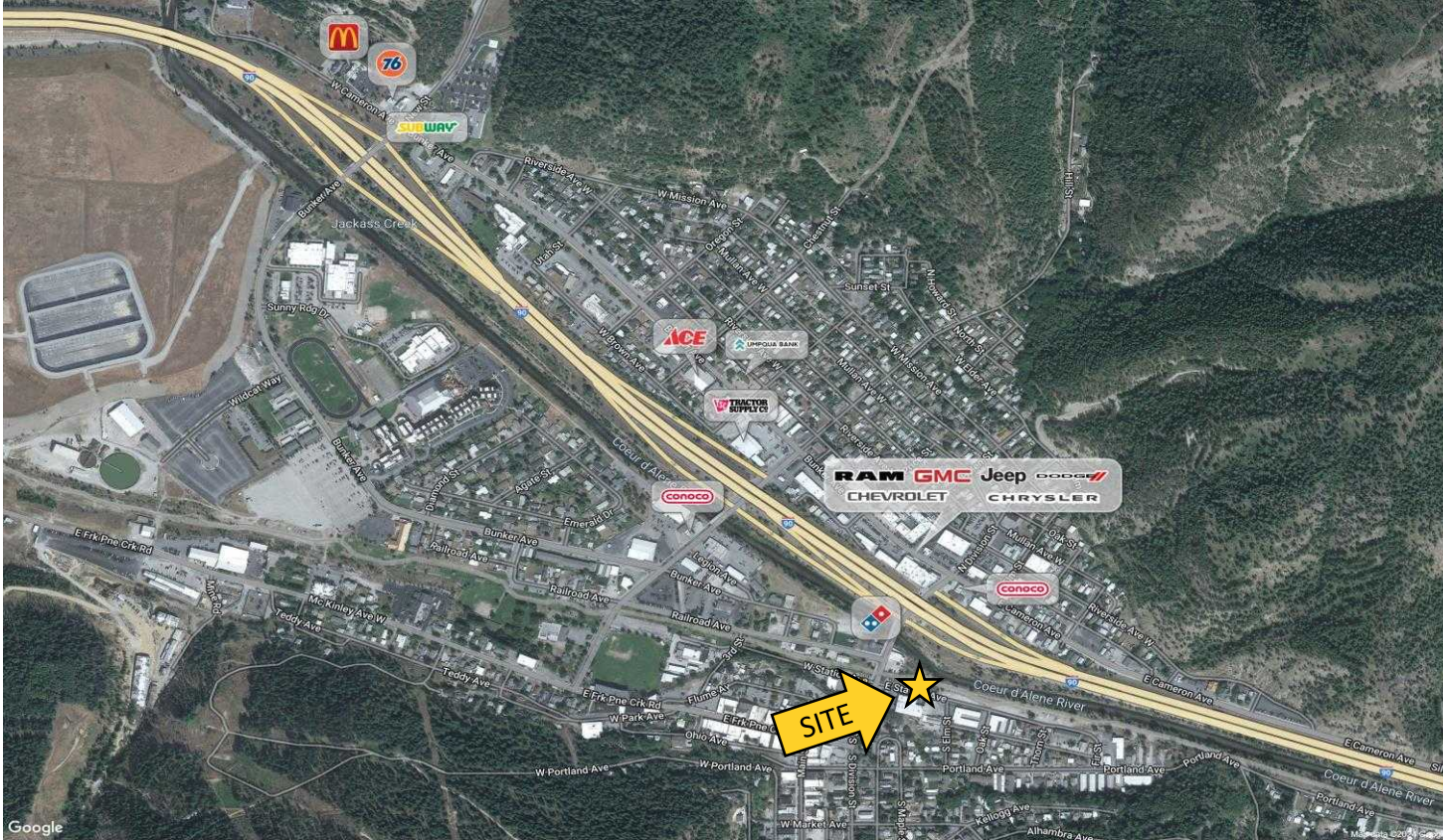




# DEMOGRAPHICS & TRAFFIC COUNTS

**FOR SALE**

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## NEARBY BUSINESSES

- Casa De Oro
- Dave Smith Motors
- Domino's Pizza
- Humdinger Drive In
- Kellogg Super Stop
- Les Schwab
- NAPA Auto Parts
- Prospect Fitness
- The Bean
- Yoke's Foods



## DEMOGRAPHICS

|                      | <b>1MILE</b> | <b>3MILES</b> | <b>5MILES</b> |
|----------------------|--------------|---------------|---------------|
| POPULATION 2023      | 2,792        | 4,026         | 5,058         |
| PROJ POPULATION 2028 | 3,129        | 4,502         | 5,674         |
| AVERAGE HHI          | \$61,382     | \$59,167      | \$60,269      |
| MEDIAN HHI           | \$38,740     | \$39,156      | \$41,744      |
| MEDIAN AGE           | 39.6         | 39.5          | 40.7          |
| DAYTIME DEMOS        | 2,470        | 3,338         | 3,895         |



## TRAFFIC COUNTS

S DIVISION STREET  
 ±1,737 ADT  
 INTERSTATE 90  
 ±14,940 ADT

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