



±4.2 ACRES OF COMMERCIAL/INDUSTRIAL LAND IN HAYDEN, IDAHO

SALE DETAILS

Sale Price:	\$9.00 - \$12.25 PSF
Zoning:	Commercial/Industrial
Total Lot Size:	±4.2 AC; Demisable to ±0.5 AC
Parcel #s:	H405015182AB & H405015182AC

- Multiple underlying parcels provides the opportunity to create smaller parcels.
- Sewer & water are to the property at Hayden Avenue.
- Owner would consider selling additional ±0.55 acre parcel on Ramsey Road, Contact Listing Agent for more details.

PARCEL DETAILS

Parcel #:	H405015182AB
Total Lot Size:	±3.3 AC
Parcel #:	H405015182AC
Total Lot Size:	±0.9 AC

COMMERCIAL/ INDUSTRIAL LAND FOR SALE

1751 W Hayden Avenue &
9753 N Ramsey Road
Hayden, ID 83835

**VIEW
LOCATION**



JERAMIE TERZULLI

208.819.6004

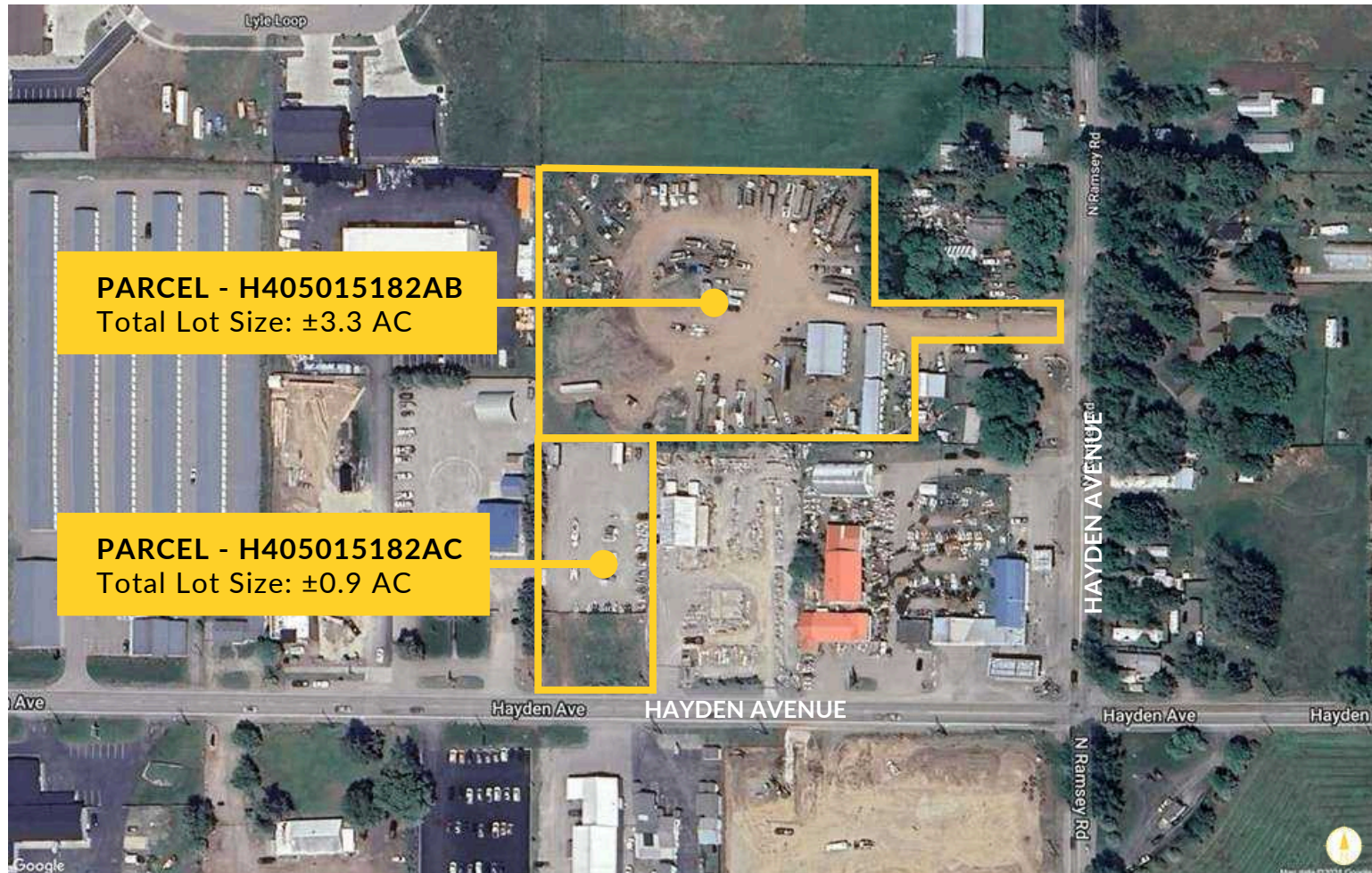
jeramie.terzulli@kiemlehagood.com

**KIEMLE
HAGOOD**

PARCEL DETAILS

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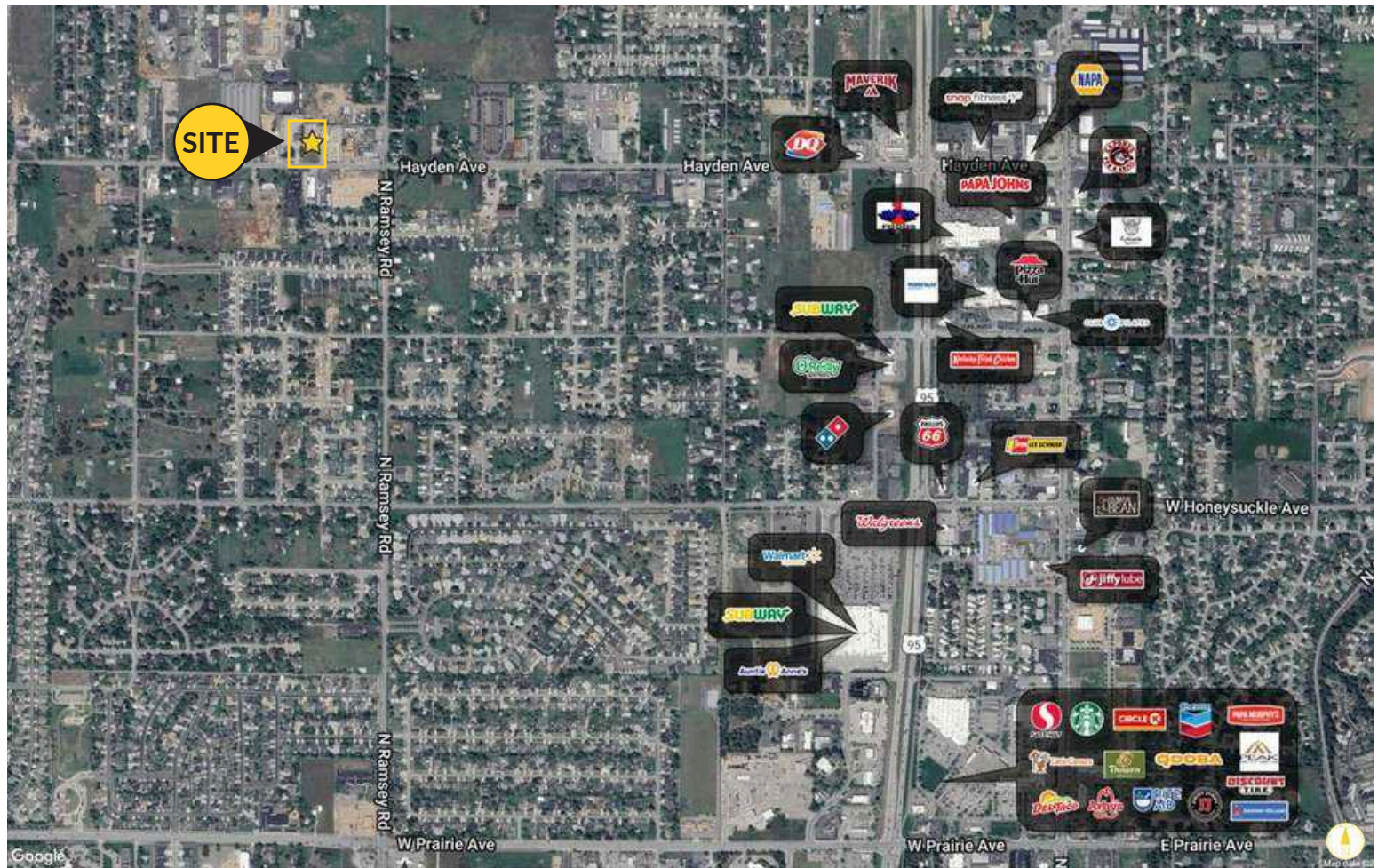
DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS	1MILE	3MILES	5MILES
Est Population '24	6,452	40,506	87,639
Est Households	2,503	15,669	35,293
Average HHI	\$94,508	\$109,718	\$103,576
Daytime Demos	4,206	28,706	60,567

TRAFFIC COUNT	AVERAGE DAILY TRAFFIC
W Hayden Avenue	$\pm 8,136$ ADT
N Ramsey Road	$\pm 4,204$ ADT







1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

JERAMIE TERZULLI

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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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