



LAND FOR SALE



Commercial Property

NNA N Spencer Street
Post Falls, ID 83854

OFFERING PRICE \$896,000

SITE SIZE ±1.87 AC

PARCEL NO P00000011570

ZONING CCS

JERAMIE TERZULLI

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CHAD BURD, SIOR

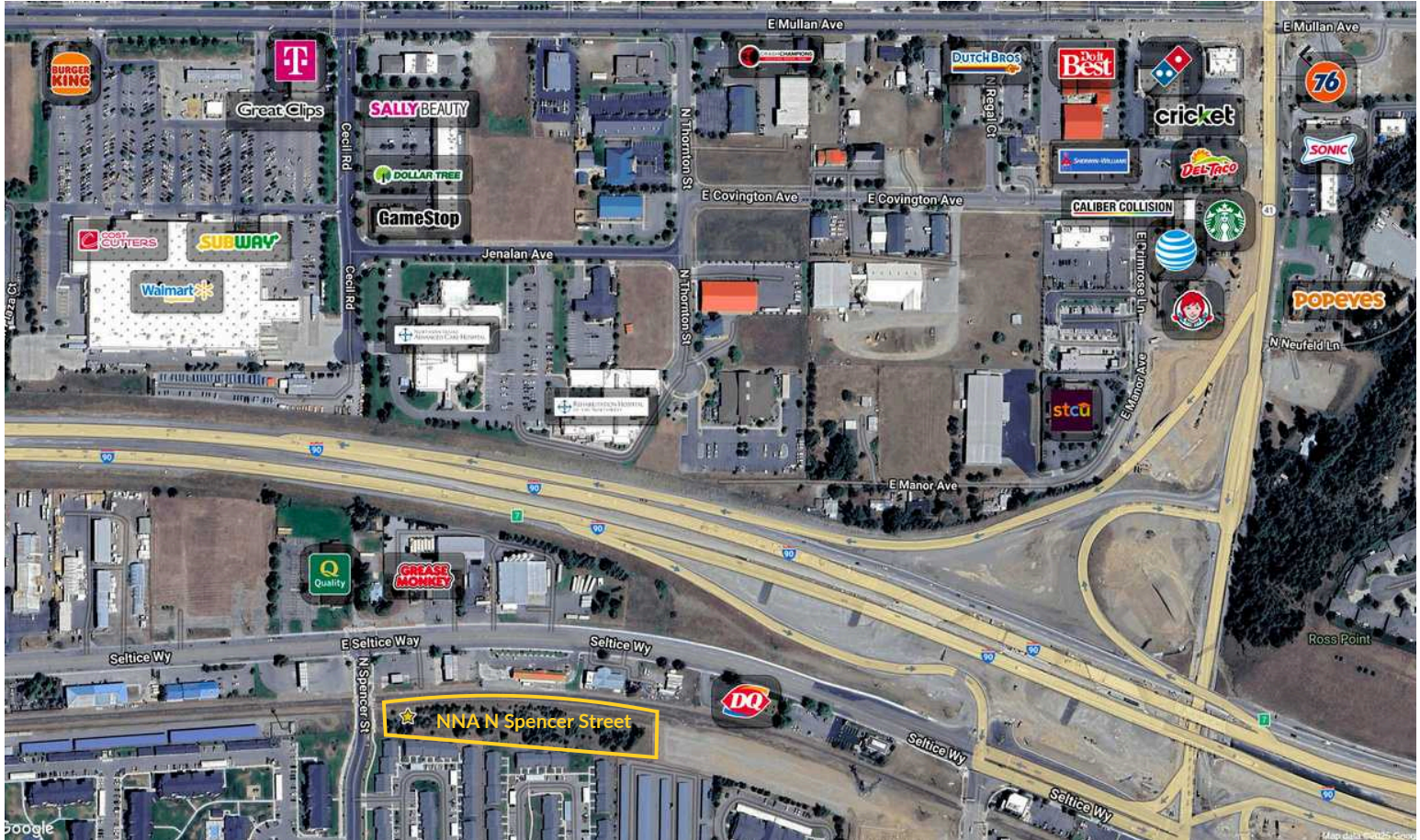
208.770.2597

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**KIEMLE
HAGOOD**

PROPERTY DESCRIPTION

1.87 acres of CCS(Community Commercial Services)-zoned land perfectly positioned near the high-traffic intersection of Spencer Street and Seltice Way in Post Falls. CCS zoning is one of Post Falls' most versatile, allowing a range of possibilities for owner/users, developers, and investors alike. CCS supports a broad range of uses including retail, office, warehouse, commercial mixed-use and multi-family via Special Use Permit. Easy access to I-90, Coeur d'Alene, and Spokane Valley makes this a hub-ready location for businesses looking to benefit from excellent visibility from Seltice Way.



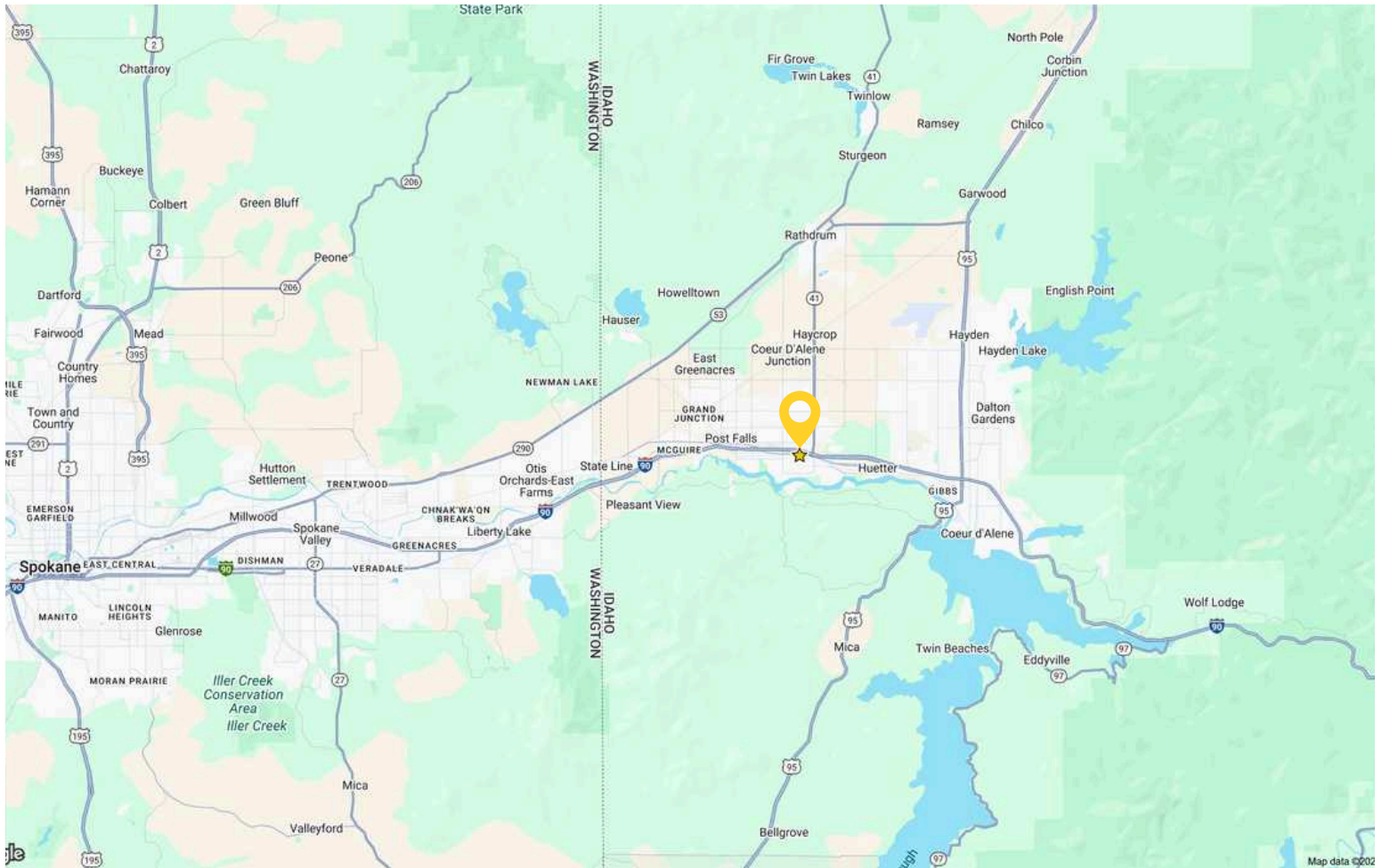
TRAFFIC COUNTS



DEMOGRAPHICS



	1 MI	3 MI	5 MI
Est Pop 2024	9,419	40,055	80,211
Projected Pop 2029	9,969	42,230	85,456
Proj Ann Growth (24-29)	5.84%	5.43%	6.54%
Est Daytime Pop	6,321	21,993	41,205
2024 Average HHI	\$78,191	\$92,386	\$95,542
2024 Median HHI	\$62,726	\$75,507	\$75,206



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[VIEW LOCATION](#)

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OFFICE LOCATIONS

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

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