

# FOR SALE

8680

## MULTI-TENANT BUILDING

8680 N Wayne Drive | Hayden, ID 83835

**KIEMLEHAGOOD**

**PAT EBERLIN**

D | 208.215.1375

pat.eberlin@kiemlehaood.com

**MARY KIENBAUM**

D | 208.770.2589

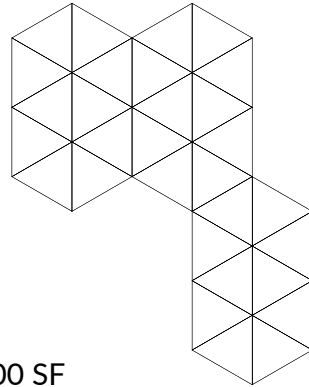
mary.kienbaum@kiemlehaood.com

# MULTI-TENANT BUILDING FOR SALE

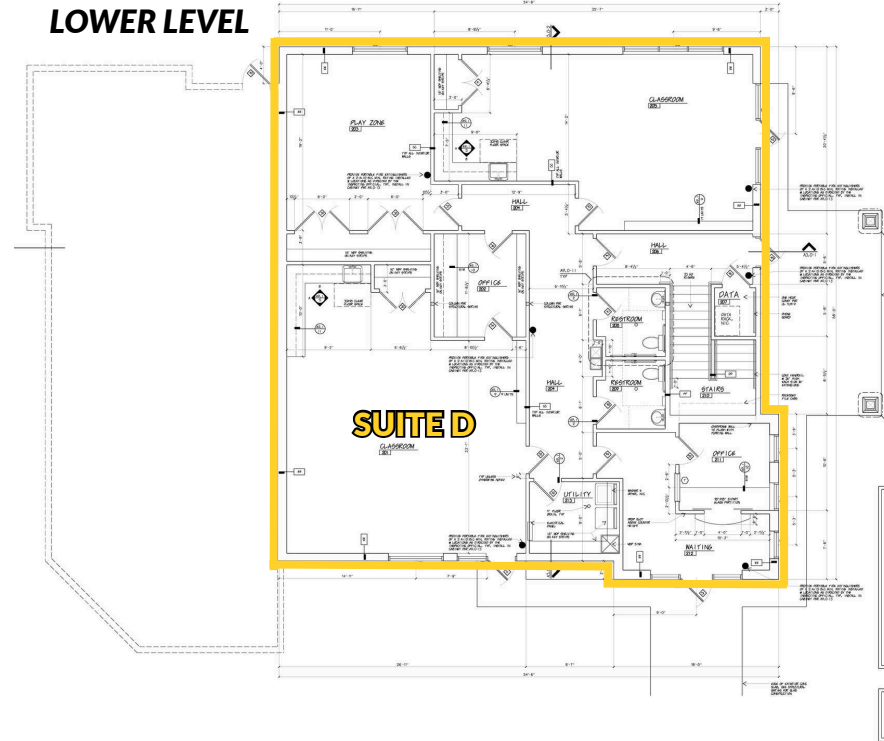
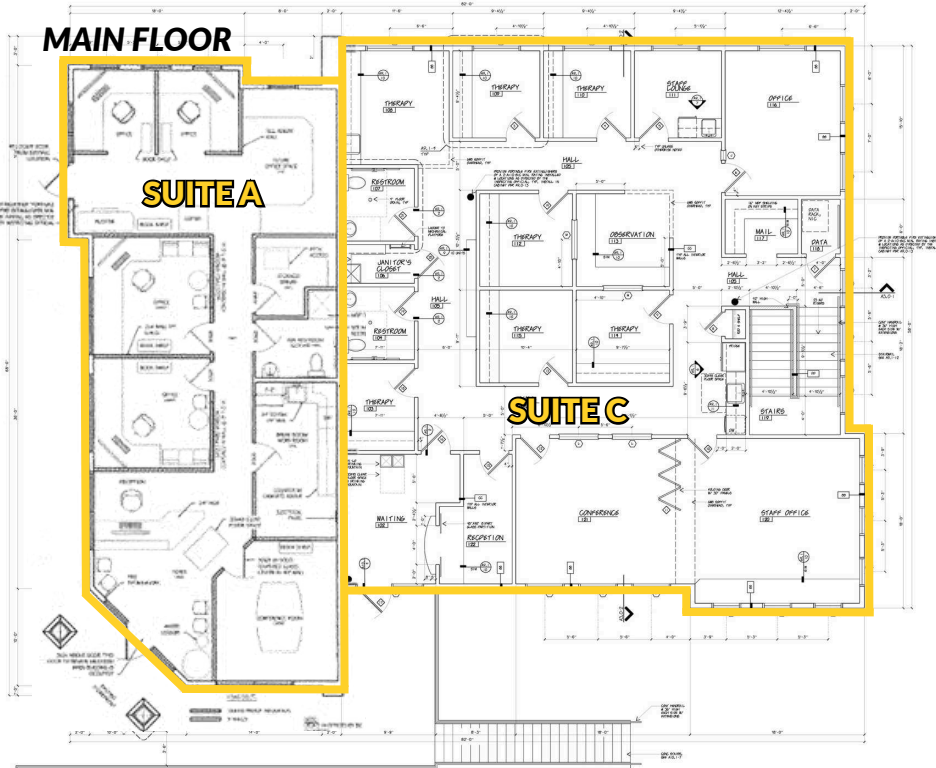
8680 N Wayne Drive  
Hayden, ID 83835

**OFFERING PRICE**    **\$2,195,000 (\$289.65 PSF)**  
~~\$2,269,000 (\$299.42 PSF)~~

**TOTAL BUILDING SIZE** | ±7,578 SF  
**AVAILABLE SPACE** | ±4,601 - ±7,578 SF  
**TOTAL LOT SIZE** | ±31,585 SF (±0.7251 AC )  
**PARCEL NO** | HK0410020040  
**AIN NO.** | 310164  
**ZONING** | Hayden - C Commercial  
**YEAR BUILT** | 2011  
**PARKING** | Approx. 5.25 spaces per 1,000 SF



- Multi-tenant office building
- Owner-user opportunity
- Central Hayden Location
- Surrounding area: office and medical office users
- Outdoor fenced grass area in back of building
- Building signage and monument signage available
- Building Formerly Occupied by: Inspired Child Preschool & Learning Center, Brave Connections Mental Health Therapy
- Building currently occupied by: Syringa Family Partnership LLC.



**BUILDING BREAKDOWN**

**SUITE A (Upper Level) | ±1,624 SF**

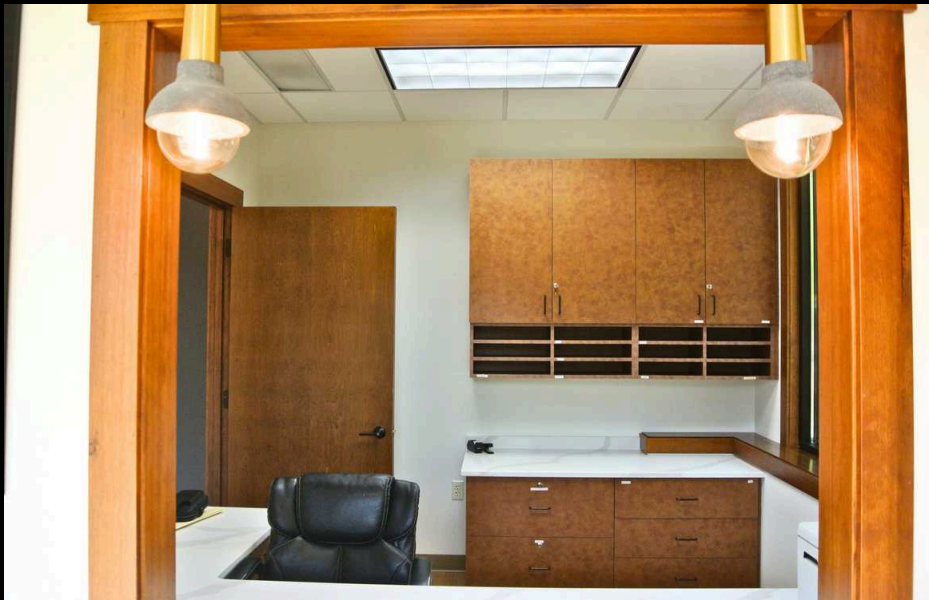
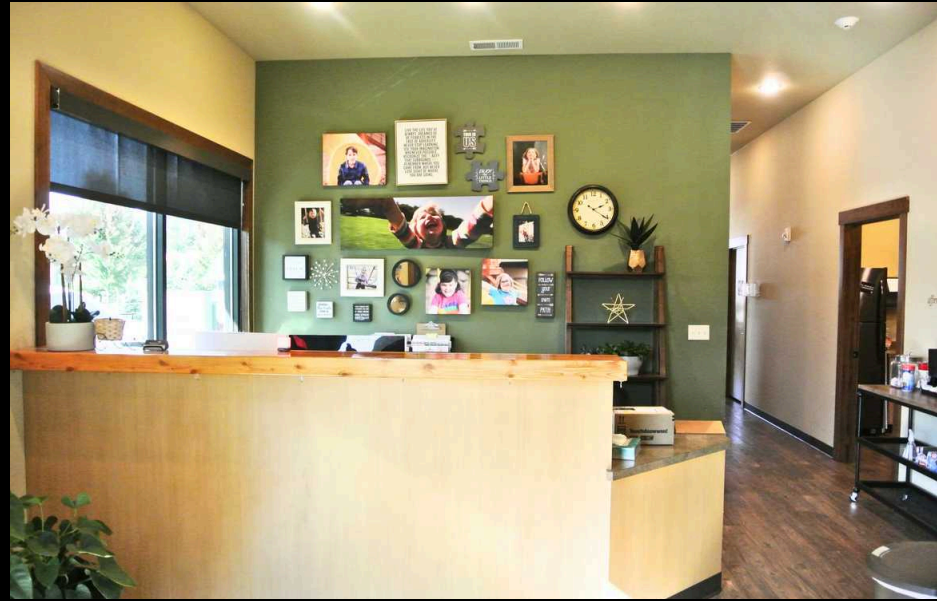
- 2 Offices
- Breakroom
- Conference Room
- Open Area
- Reception

**SUITE C (Upper Level) | ±2,977 SF**

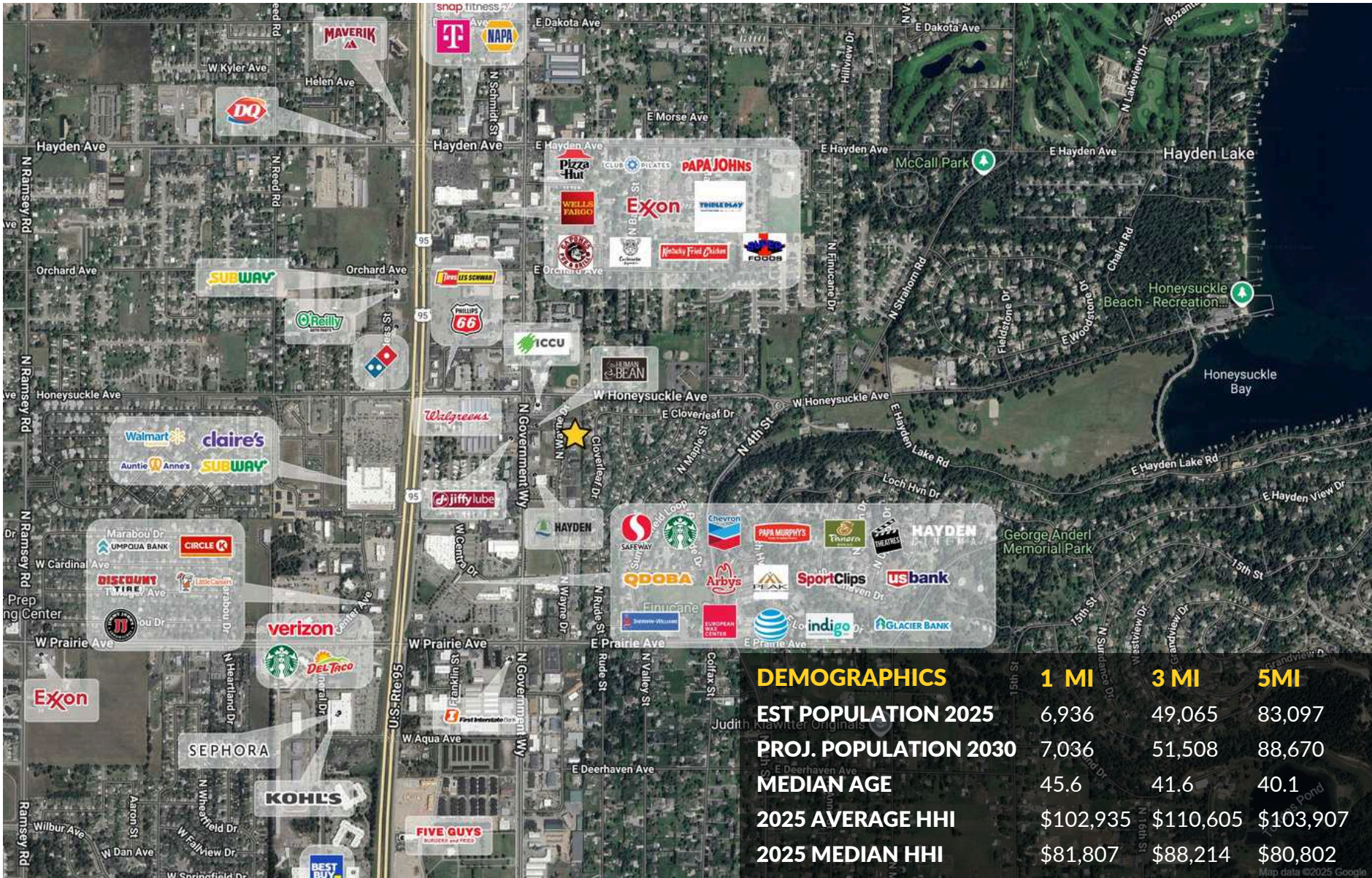
- 8 Offices
- Breakroom
- Conference Room
- 2 Restrooms
- Reception

**SUITE D (Lower Level) | ±2,977 SF**

- 3 Large rooms
- 1 Office
- 2 Restrooms
- Washer/Dryer hookup
- Reception







	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>DEMOGRAPHICS</b>			
<b>EST POPULATION 2025</b>	6,936	49,065	83,097
<b>PROJ. POPULATION 2030</b>	7,036	51,508	88,670
<b>MEDIAN AGE</b>	45.6	41.6	40.1
<b>2025 AVERAGE HHI</b>	\$102,935	\$110,605	\$103,907
<b>2025 MEDIAN HHI</b>	\$81,807	\$88,214	\$80,802



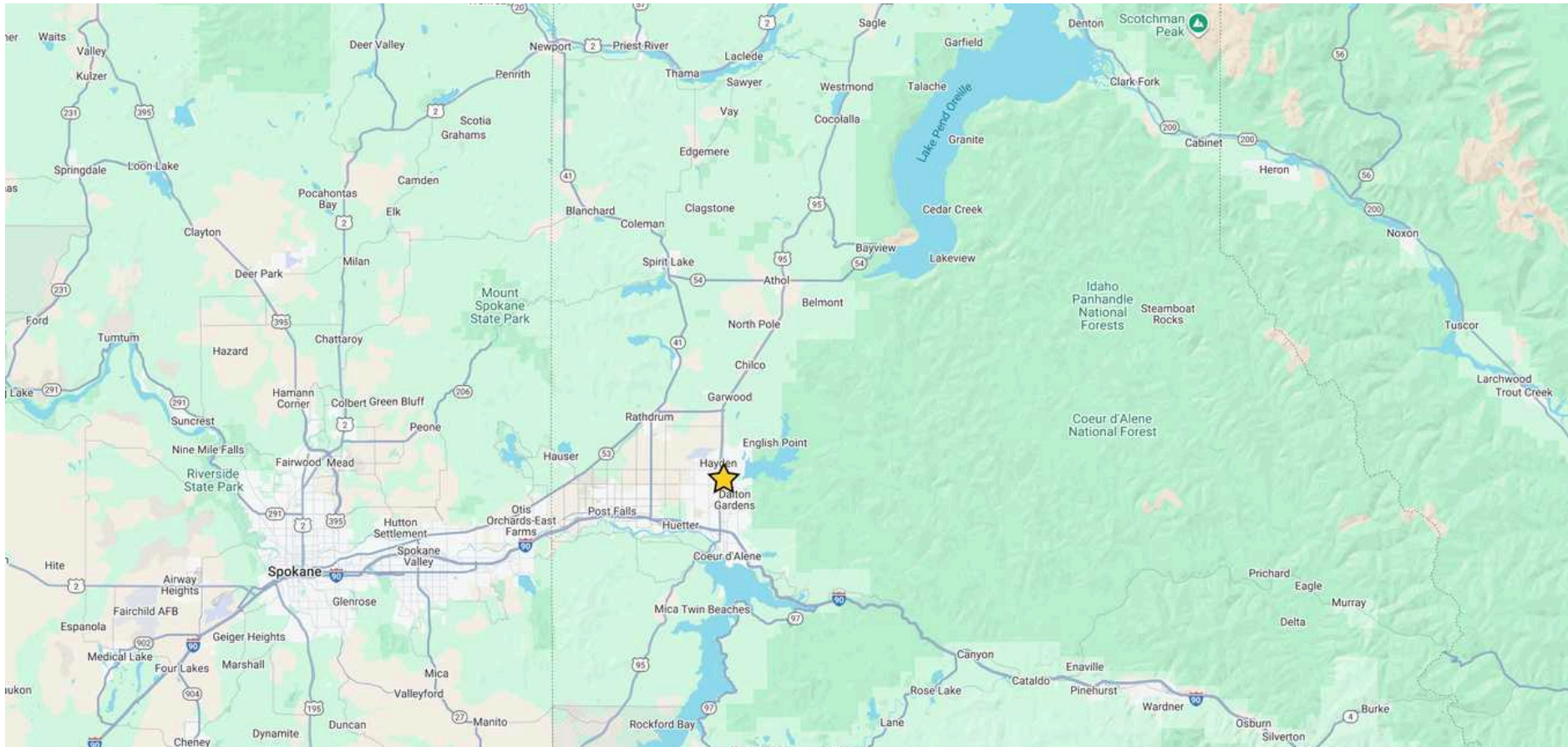
**TRAFFIC COUNTS**

Distance to Sandpoint, ID (North):  
±40.8 Miles | 46 Minutes

Distance to Coeur d'Alene, ID (South):  
±5.7 Miles | 17 Minutes

Distance to Missoula, MT (East):  
±169 Miles | 2 Hours, 43 Minutes

Distance to Spokane (West):  
±35 Miles | 44 Minutes



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:  
If you believe the copyright in your work has been violated though this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

**PAT EBERLIN**

**D | 208.215.1375**

[pat.eberlin@kiemlehagood.com](mailto:pat.eberlin@kiemlehagood.com)

**MARY KIENBAUM**

**D | 208.770.2589**

[mary.kienbaum@kiemlehagood.com](mailto:mary.kienbaum@kiemlehagood.com)

**[KIEMLEHAGOOD**

**[KIEMLEHAGOOD**