

FOR LEASE OR BUILD TO SUIT



Total Building Space Available |
±8,032 SF

- Build to Suit Available
- Building can be Demised
- Redevelopment Available

Lease Price | \$24.00/SF/NN

Retail / Office Bldg

403 W. Neider Ave, Coeur d'Alene, ID

Property Details

- Total Lot Size: 6.96 AC
- Parcel #: C-K458-001-001
- Year Built: 2015
- Golden Corral Site Available -retain and remodel existing building or demo for BTS
- High Traffic Intersection
- Close proximity to Hwy 95 & I-90

[Click Here to View Video](#)

NAI Black

Chris Bell |
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**KIEMLE
HAGOOD**

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Retail / Office Bldg

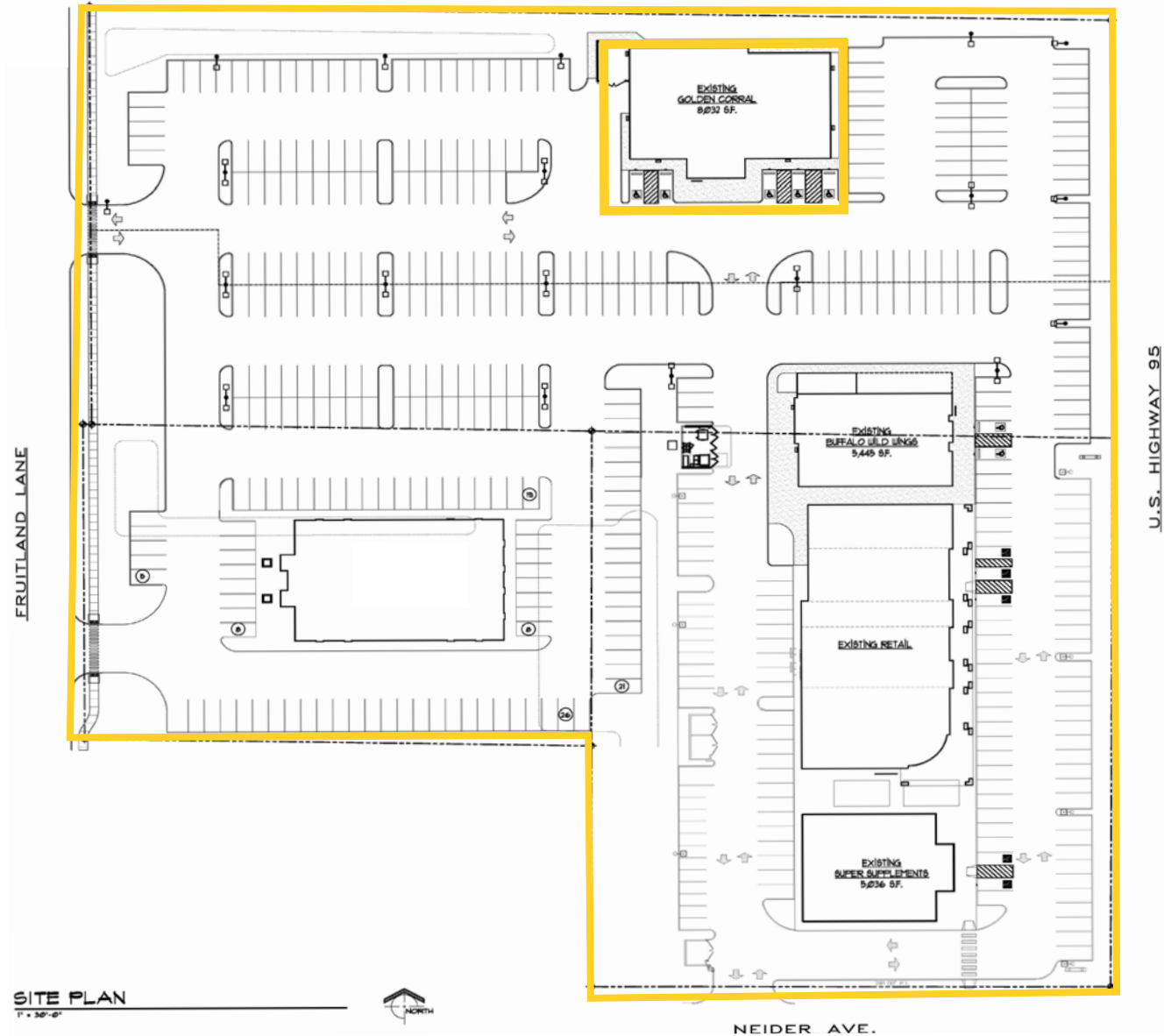
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SITE PLAN



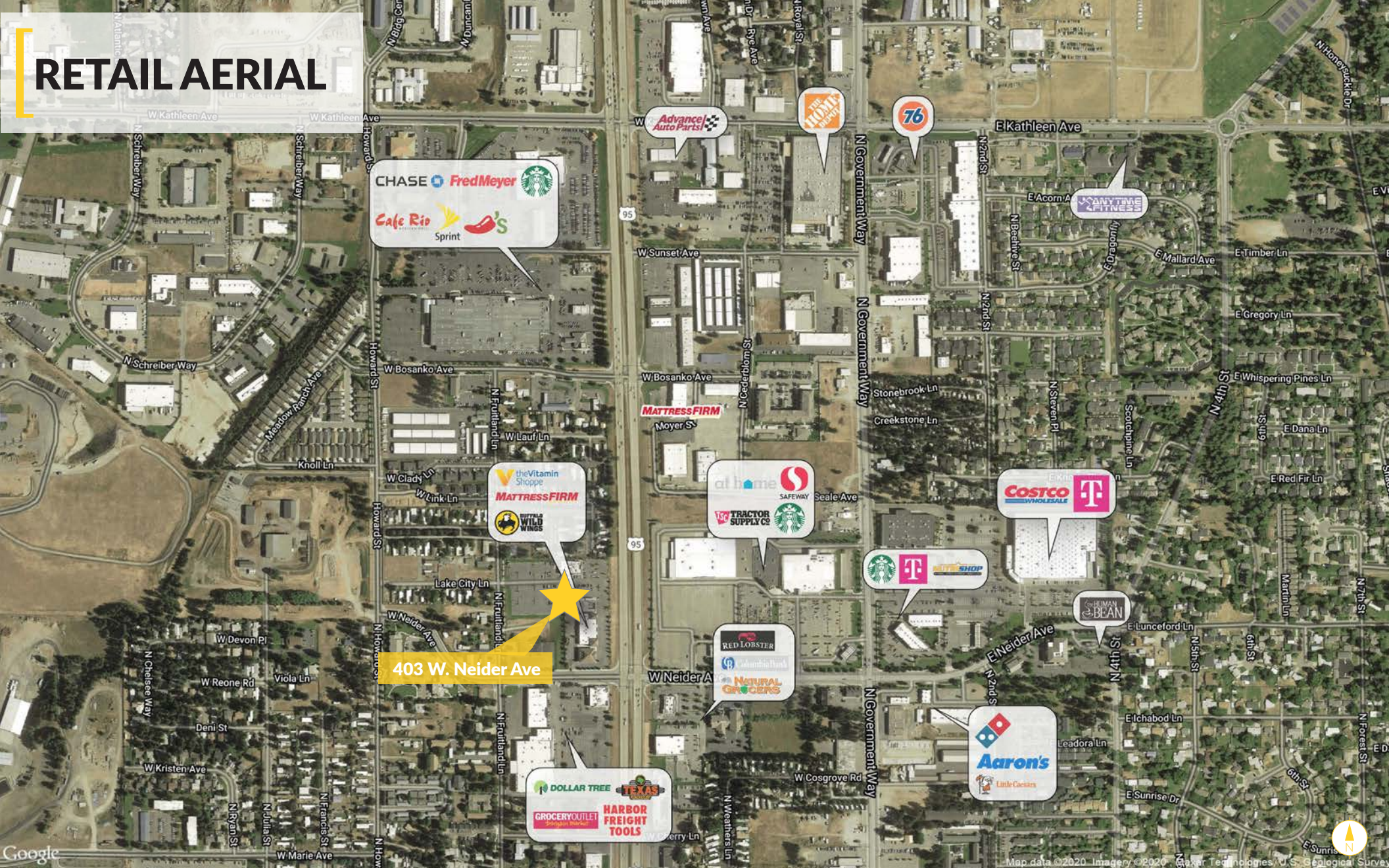
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RETAIL AERIAL



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**IDEAL FOR OFFICE,
MEDICAL OR RETAIL**

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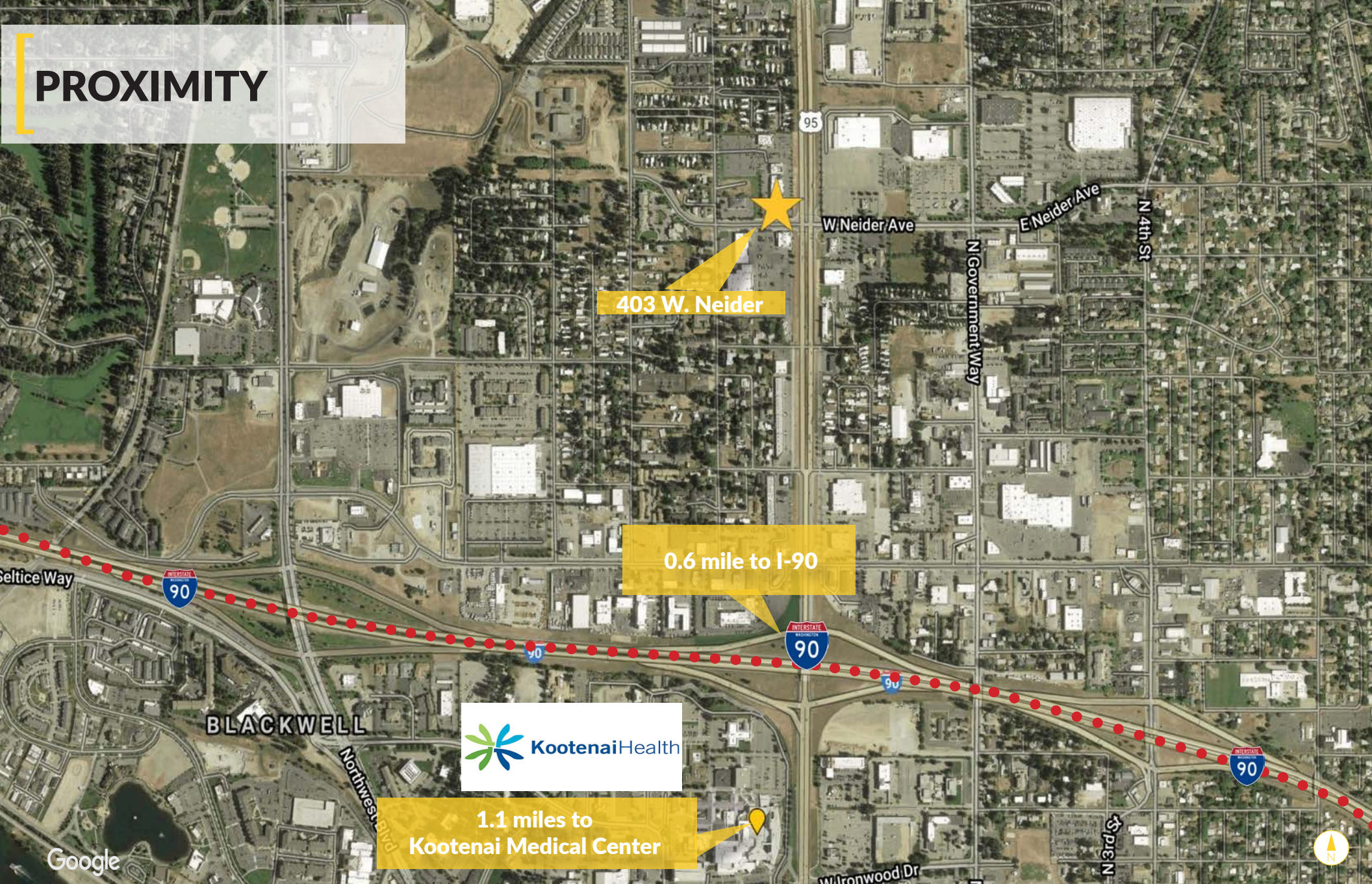
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PROXIMITY



Retail / Office Site

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DEMOGRAPHICS & TRAFFIC COUNTS



Demographics

	1Mi	3Mi	5Mi
Est Pop 2020	8,732	55,199	84,559
Projected Pop 2025	9,771	62,398	95,465
Proj Ann Growth (20-25)	2.4%	2.6%	2.6%
Est Daytime Pop	25,141	64,088	81,638
2020 Average HHI	\$47,761	\$71,286	\$75,715
2020 Median HHI	\$37,736	\$54,799	\$59,223

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