

# SPACE FOR LEASE



## IRONWOOD SQUARE SHOPPING CENTER

220 W Ironwood Drive  
Coeur d'Alene, ID 83814

### Shopping Center Anchored by Safeway, Rite Aid & Staples

Suite 204 - E	±1,228 RSF
Lease Rate	\$24.00 PSF
Total Center SF	±153,264
Est. NNN Expense	\$5.00 PSF

**CHAD CARPER**

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**KIEMLE  
HAGOOD**

# SUITE 204-E

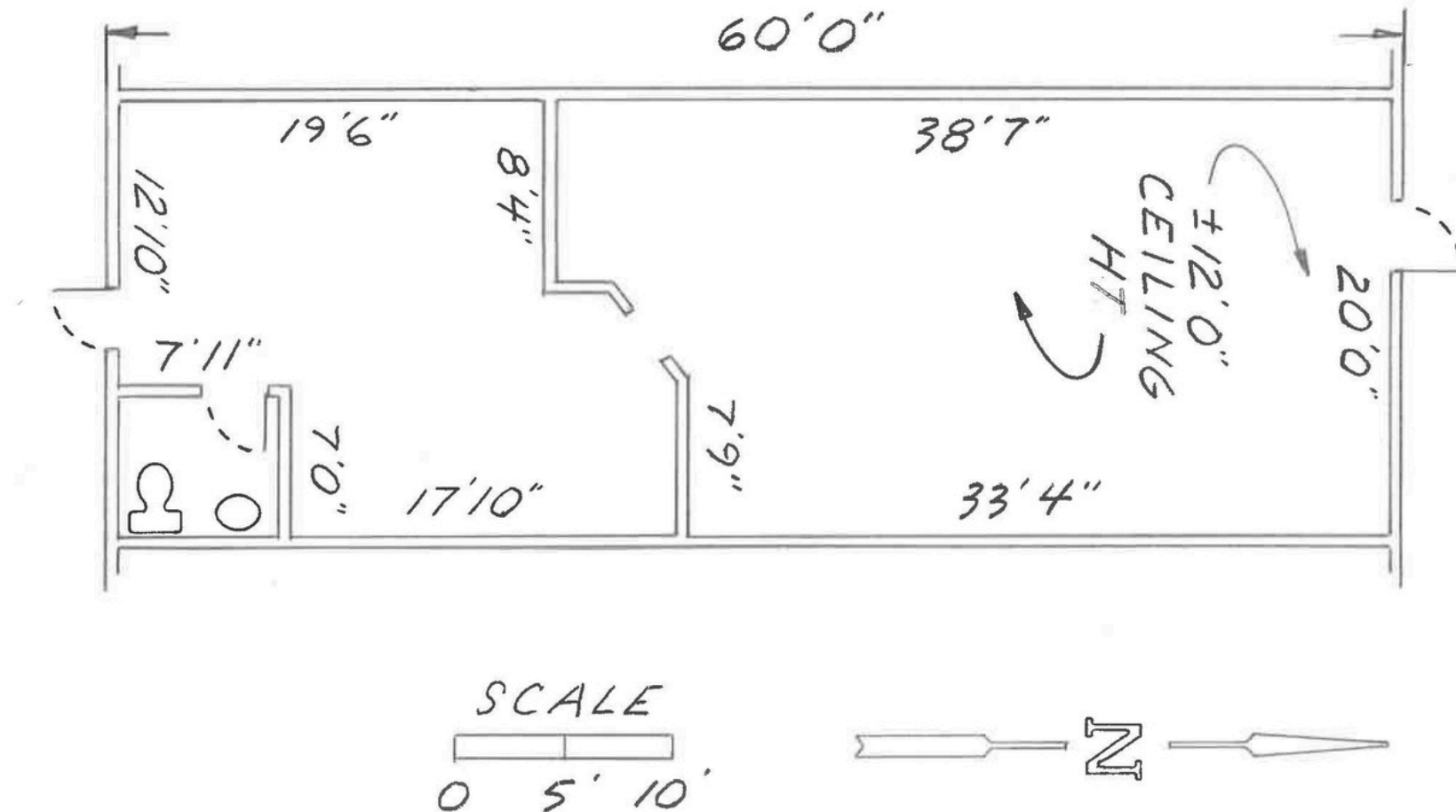
Floor Plan

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## LEASE DETAILS

SUITE: 204-E  
RENTAL RATE: \$24.00 PSF  
EST. NNN'S: \$5.00 PSF  
SUITE SIZE: ±1,228 RSF





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## DEMOGRAPHICS



	1 MI	3 MI	5 MI
Est Pop 2024	10,125	49,769	82,017
Projected Pop 2029	10,372	50,830	84,364
Proj Ann Growth (24-29)	2.73%	2.13%	2.86%
Est Daytime Pop	14,729	43,053	60,952
2024 Average HHI	\$67,883	\$94,155	\$101,923
2024 Median HHI	\$52,220	\$67,519	\$75,266

## TRAFFIC



Average Daily Traffic

Ironwood Drive: ±11,910 ADT

N Government Way: ±15,003 ADT

Lincoln Way: ±25,055 ADT

View  
Location







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**KIEMLE  
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

## OFFICE LOCATIONS

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

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