

# FOR LEASE



## DOWNTOWN COEUR D'ALENE FLEX SPACE

216 E Coeur d'Alene Ave | Coeur d'Alene, ID 83814

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**KIEMLE  
HAGOOD**



## PROPERTY OVERVIEW

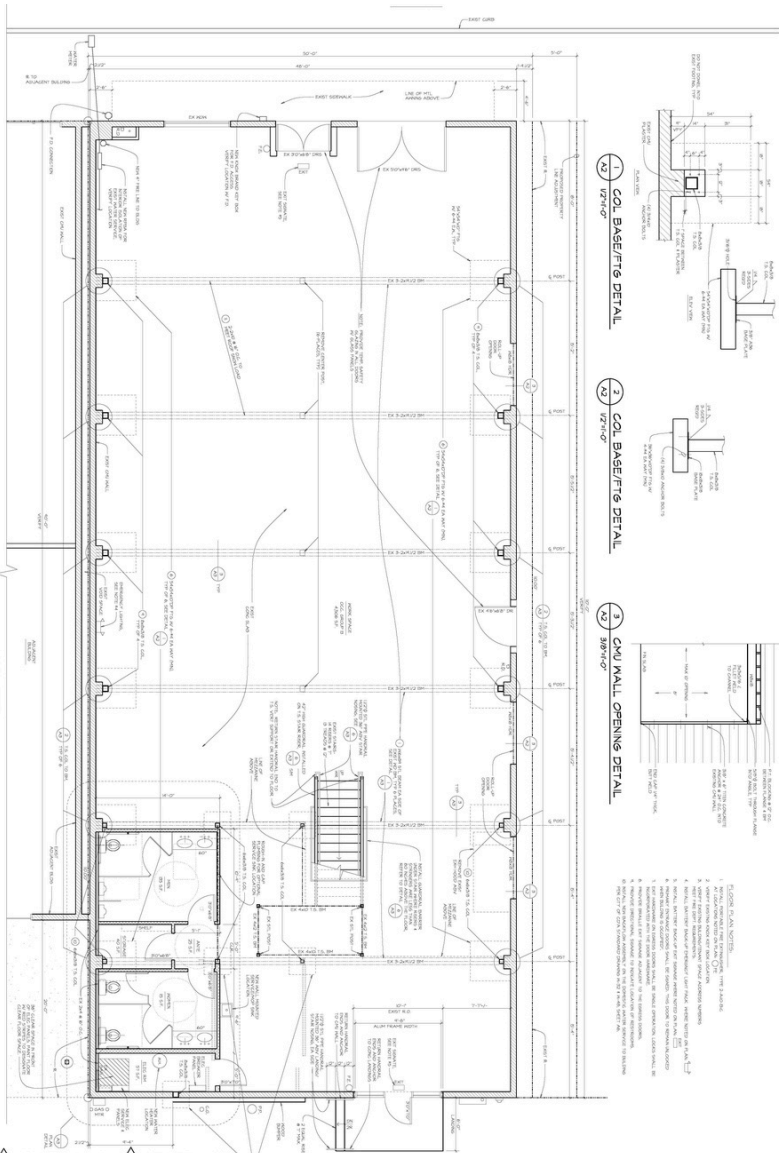
Versatile flex, retail, or office opportunity formerly occupied by Continuous Composites, offering a functional layout ideal for a variety of commercial uses. The space features an open floor plan with mezzanine area, open kitchenette, ADA-compliant restrooms, and four overhead doors for convenient loading and operational flexibility. Equipped with a sprinkler system and 3-phase power (200 amp, 277/480v), the property is well-suited for a showroom, creative office, or technology users. Positioned with frontage along Coeur d'Alene Avenue, the property benefits from strong visibility and easy access within a central commercial corridor.

<b>LEASE RATE</b>	\$15.00 PSF /YR
<b>EST. NNN 2026</b>	\$1.70 PSF /YR (taxes & insurance)
<b>BUILDING SIZE</b>	±5,500 SF
<b>SPACE AVAILABLE</b>	July 1, 2026
<b>YEAR BUILT</b>	1956
<b>PARCEL NUMBER</b>	C180000G005A
<b>LOT SIZE</b>	±0.1378 AC (±6,003 SF)
<b>ZONING</b>	CDA - DC Downtown Core District



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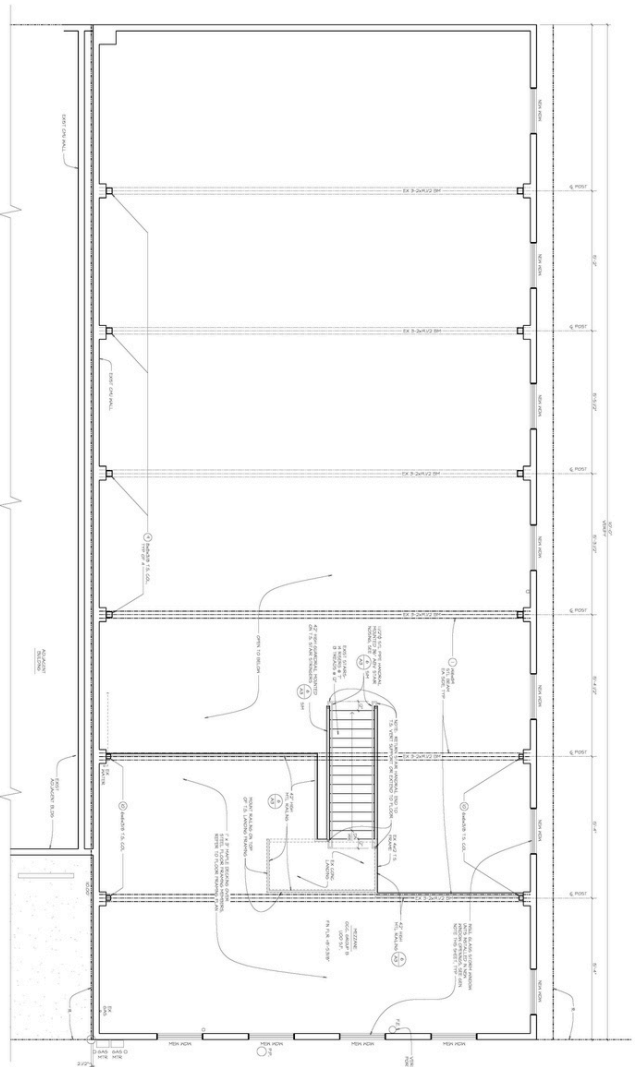
FINAL CONTRACT DOCUMENT  
 ARCHITECTURAL DEVELOPMENT  
 68055 FLOOR AREA 4,938 SF



1/2" = 1'-0"

**MEZZANINE FLOOR PLAN**  
 1/4" = 1'-0"  
 68055 FLOOR AREA 100 SF

68055 FLOOR AREA 100 SF  
 1/4" = 1'-0"



# SURROUNDING AREA



# INTERIOR PHOTOS



# SURROUNDING AREA RETAILERS



## DEMOGRAPHICS



### 2025 DEMOGRAPHICS

2025 Estimate Population  
2030 Projected Population  
2025 Estimated Households  
2025 Estimated Average Household Income  
2025 Estimated Median Household Income  
Median Age  
2025 Annual Household Expenditure

### 1 MILE RADIUS

8,044  
8,160  
3,786  
\$100,829  
\$66,385  
39.2  
\$350.96 M

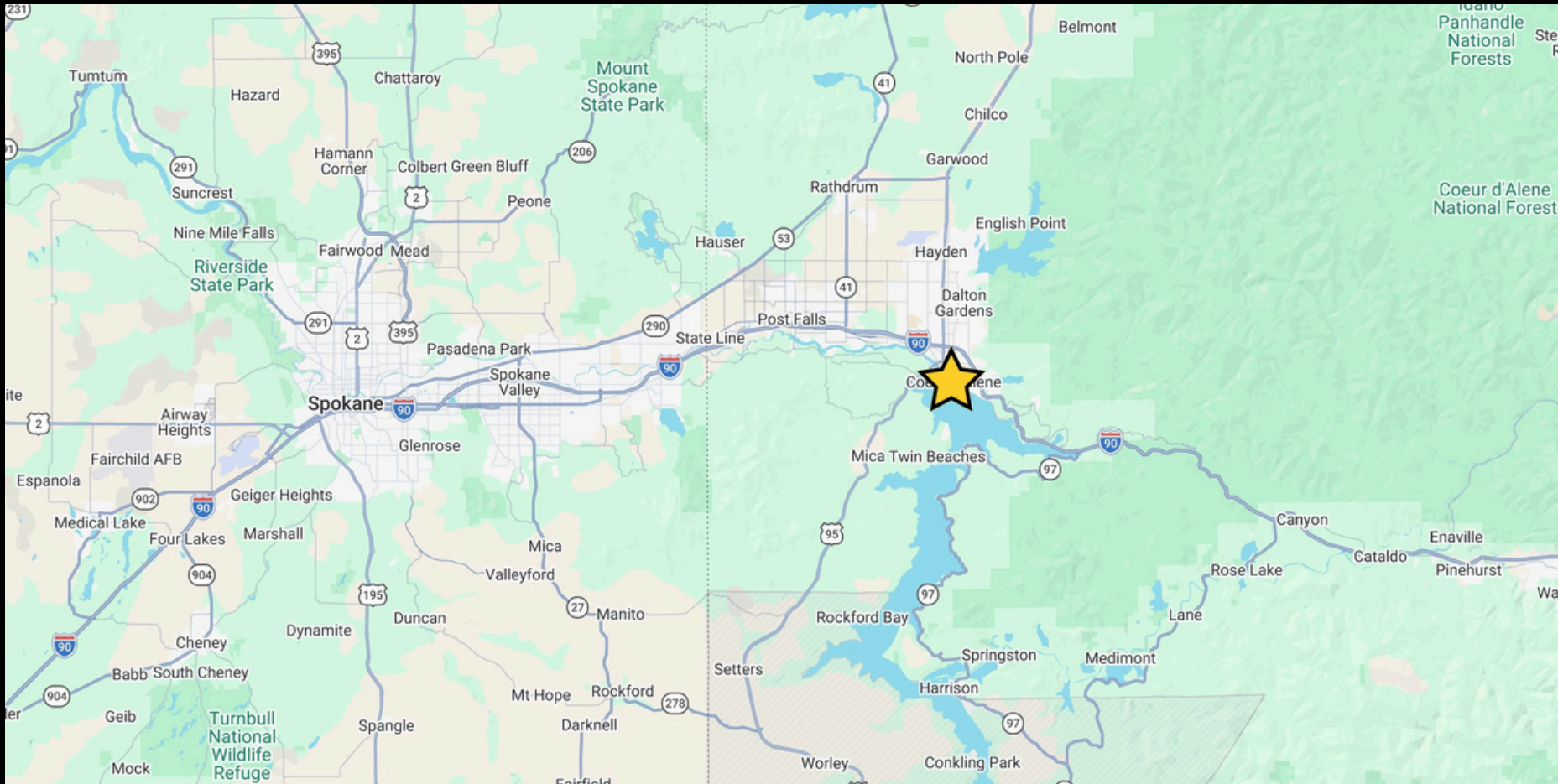
### 3 MILE RADIUS

35,084  
36,482  
15,950  
\$96,781  
\$69,541  
39.3  
\$1.48 B

### 5 MILE RADIUS

64,951  
68,259  
27,807  
\$105,996  
\$78,634  
40.5  
\$2.75 B

## PROPERTY LOCATION



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