



EARLY DAWN COMMERCIAL CENTER

NEW RETAIL/FLEX BUILDING | 4129 E EARLY DAWN AVENUE | POST FALLS, ID 83854



3 MONTHS OF FREE BASE RENT!*

*EXCLUSIVE TO BLDG B & C - INCENTIVE REQUIRES A 3-YEAR CONTRACT MINIMUM

CONTACT



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KIEMLEHAGOOD

HIGHLIGHTS



Now leasing three brand new buildings along Highway 41 in Post Falls.

Retail space and flex industrial space available.

Excellent visibility and access from Highway 41 (19,000 VPD).

Rare landlord offering! \$25/SF TI allowance & additional \$25/SF amortized TI allowance. *

**TI allowance offering for retail space only.*

DETAILS



SPACE	SIZE	RATE
BLDG A	1,933- 5,889 SF	\$27.00/SF/YR
BLDG B&C	2,400 - 4,800 SF	\$15.00/SF/YR

Lease Type: NNN
Zoning: C-17
Clear Height: 14' OH

UPDATED: 2.11.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



CLASS A FINISHES



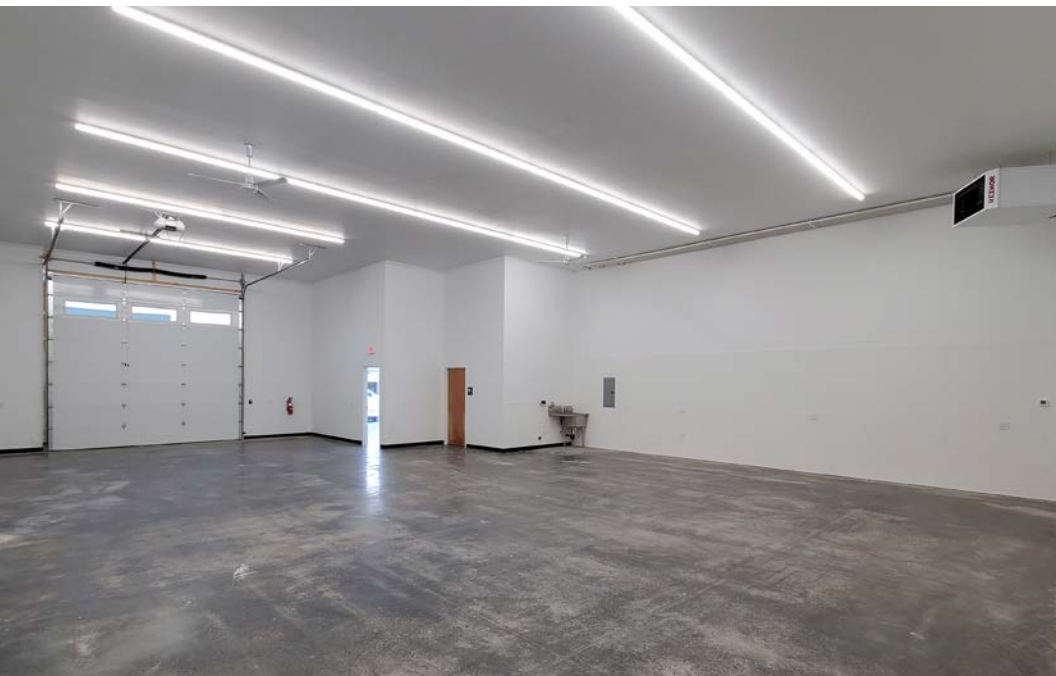
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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT

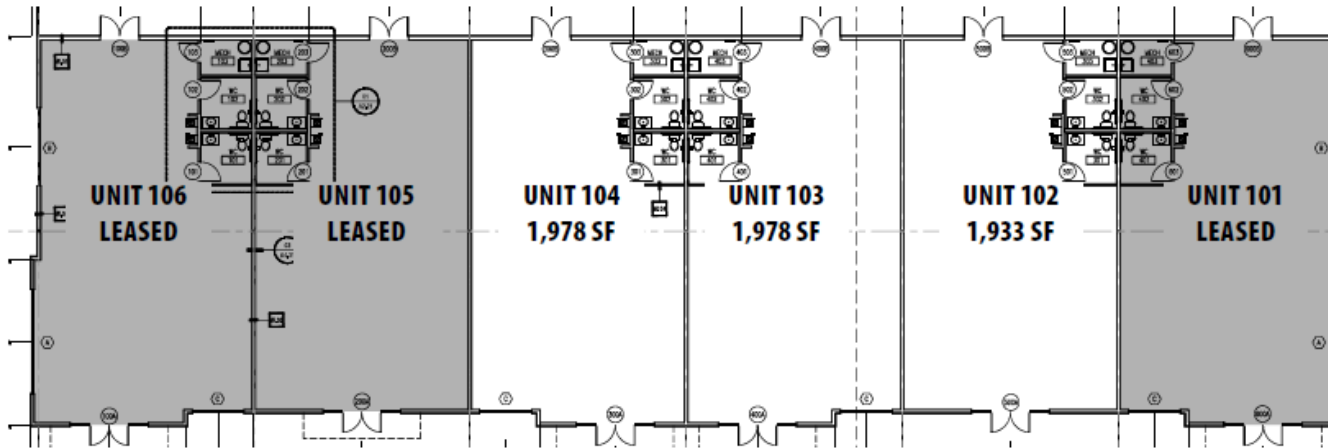


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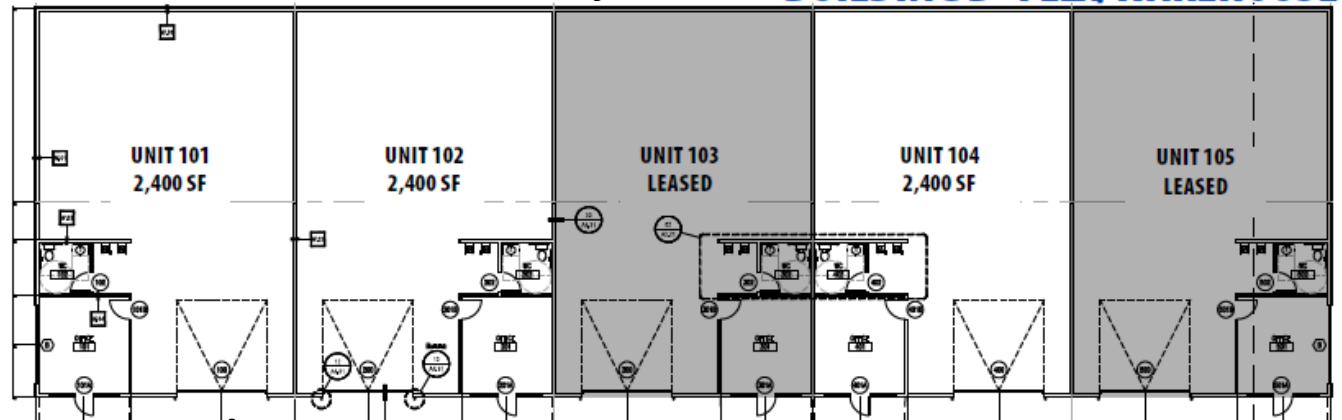
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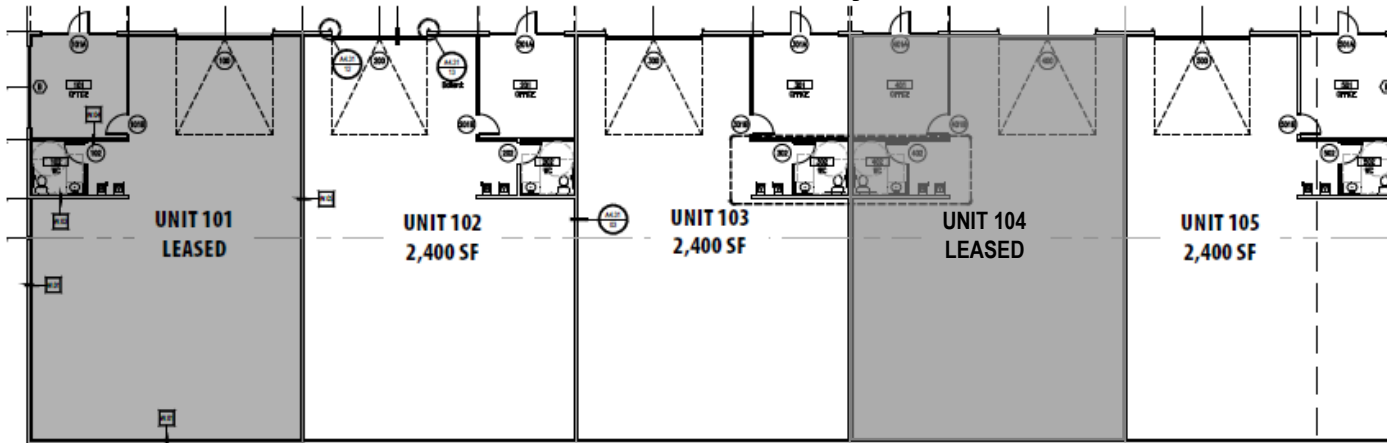
BUILDING A - RETAIL - 4131 E. Early Dawn



4131 E. Early Dawn - BUILDING B - FLEX/WAREHOUSE



BUILDING C - FLEX/WAREHOUSE - 4133 E. Early Dawn



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LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



SUN RENTAL CENTER

EXPRESSIONS SCHOOL OF PERFORMING ARTS

LEFT-HAND TURNING LANE SB TRAFFIC

BLDG C
FLEX INDUSTRIAL

BLDG A
RETAIL

BLDG B
FLEX INDUSTRIAL

BLUEGRASS FARMS APARTMENTS

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1 MILE RADIUS



POPULATION
8,280



HISTORIC ANN. GROWTH
1.3%



AVG. HOUSEHOLD INC.
\$90,720

3 MILE RADIUS



POPULATION
44,575



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$95,313

5 MILE RADIUS



POPULATION
90,086

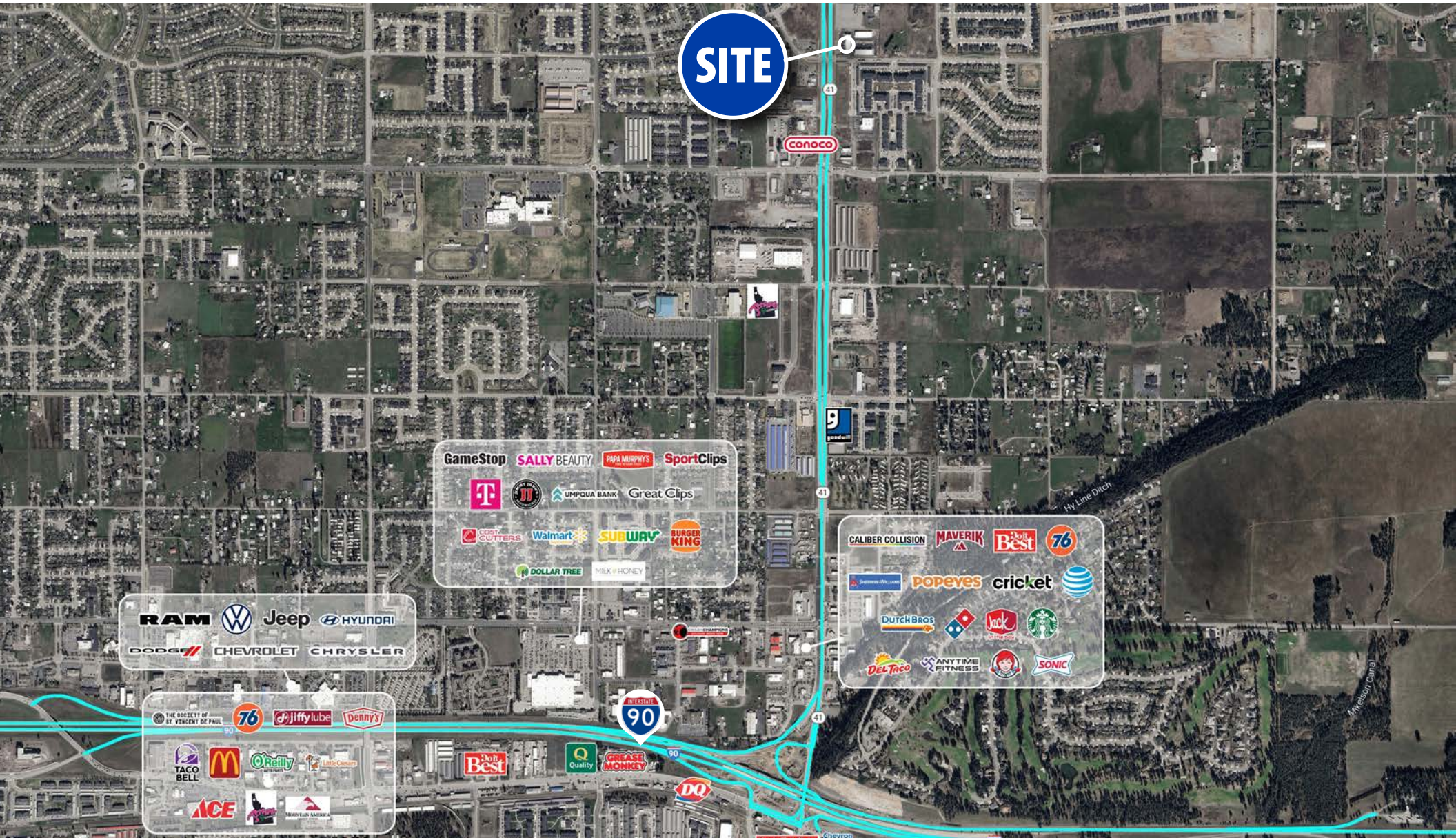


HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106

SITE



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NEW I-90 INTERCHANGE



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