



Lovely Nails

SUITE A1

FOR LEASE

END CAP RETAIL/OFFICE SPACE

675 Kootenai Cutoff Rd, Suite A1 | Ponderay, ID 83852

Now Offering 1/2 OFF
6 Month's Base Rent for
Qualified Tenants!
Subject to length of lease and other lease terms.

WALMART CENTER RETAIL/OFFICE SPACE AVAILABLE

LEASE DETAILS

AVAILABLE SUITE | Suite A1

SUITE SIZE | ±2,240 SF

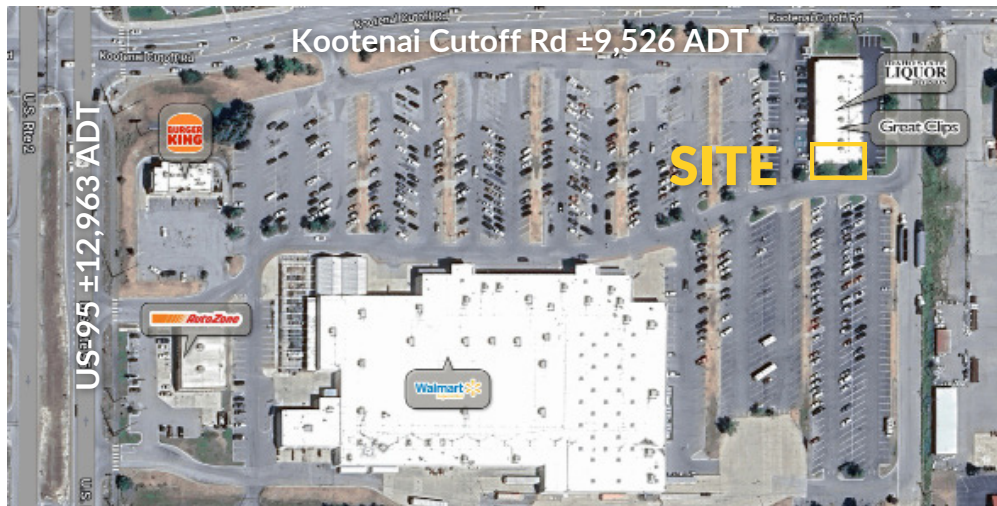
ASKING RENT | ~~\$22.00~~ \$18.00 PSF/YR, NNN (±\$3,360/Month, NNN)

*Now Offering 1/2 Off 6 Month's Base Rent for Qualified Tenants. Subject to length of lease and other lease terms

YEAR BUILT | 2003

ANCHOR TENANTS:

- WalMart
- Lovely Nails
- Liquor Store
- Great Clips
- Burger King
- Auto Zone



CHRIS SCHREIBER, CCIM

208.770.2593

chris.schreiber@kiemlehaood.com

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehaood.com



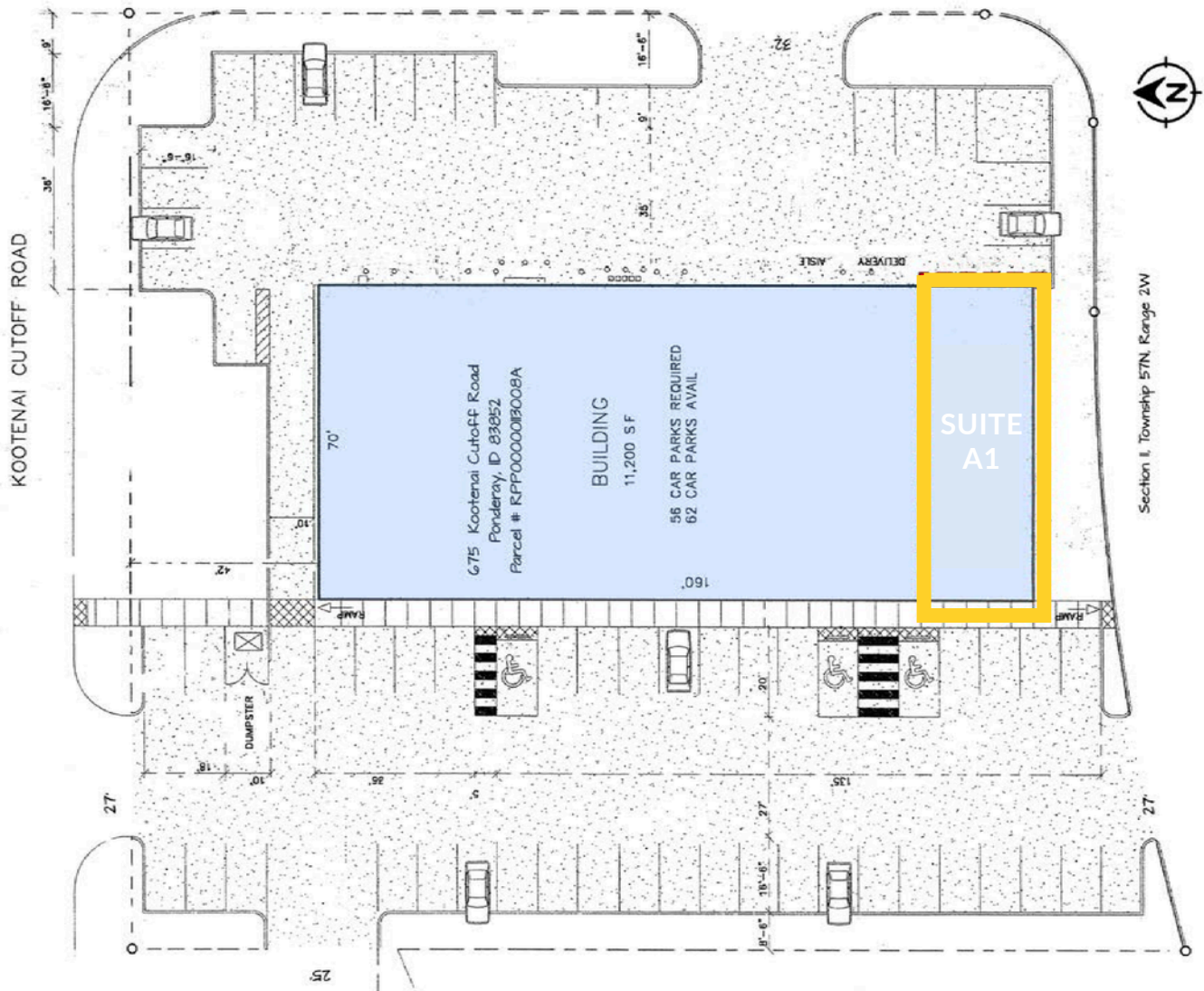
LEASE DETAILS

SUITE A1

Suite Size: ±2,240 SF

Asking Rent: ~~\$22.00~~ \$18.00 PSF/YR, NNN (±\$3,360/Month, NNN)

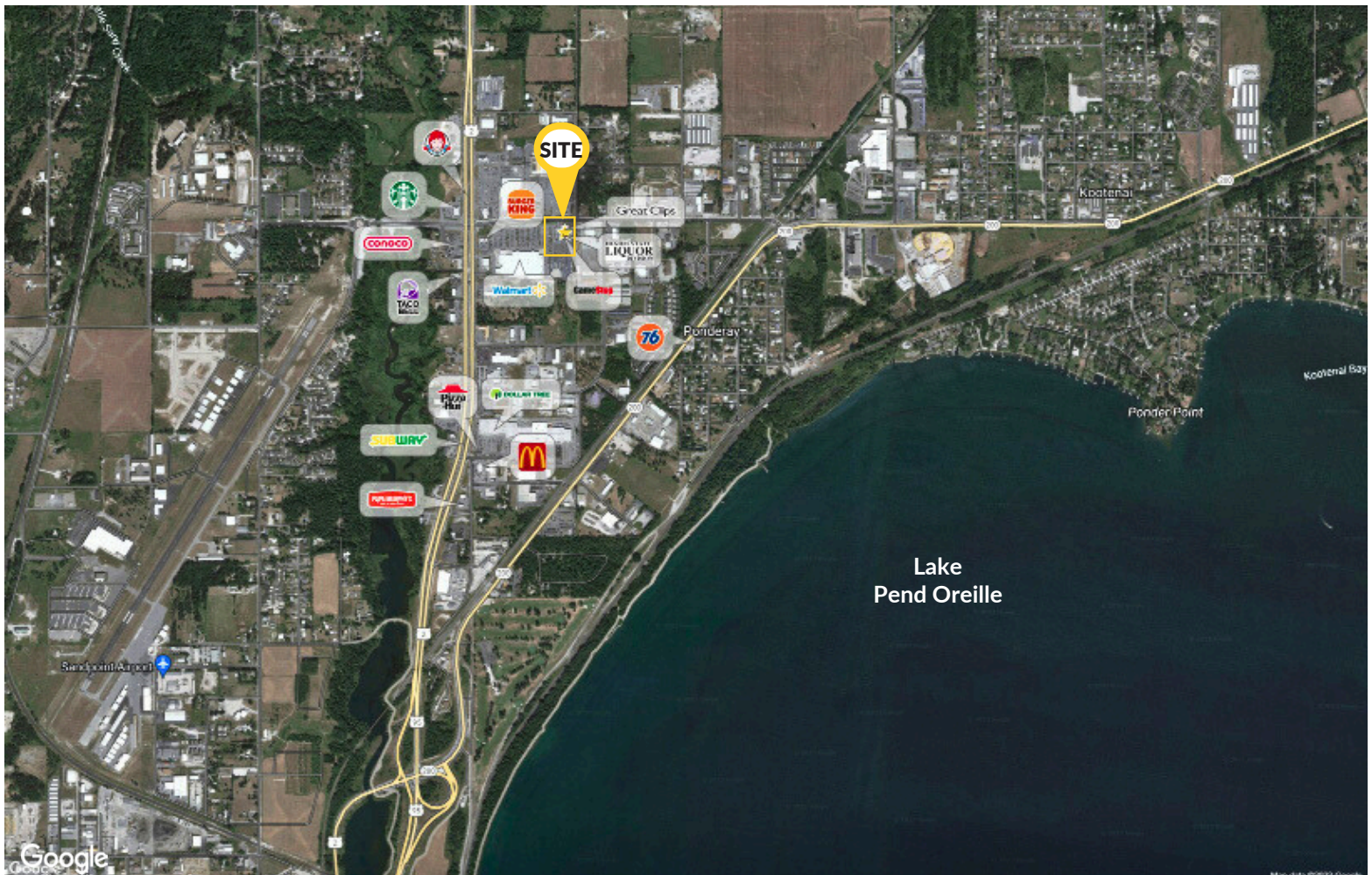
**Now Offering ½ Off 6 Month's Base Rent for Qualified Tenants. Subject to length of lease and other lease terms*



PROPERTY DETAILS:

- Endcap facing WalMart
- Reciprocal parking and access with larger Walmart Center
- Former GameStop Location
- Slat wall panels throughout
- Separate utilities including HVAC
- Roll down security across glass store front
- Wired for security/alarm including cameras, fiber internet available





Lake
Pend Oreille



SUITE A1

END CAP RETAIL SPACE

675 Kootenai Cutoff Road, Suite A1
Ponderay, ID 83852

CHRIS SCHREIBER, CCIM
208.770.2593

chris.schreiber@kiemlehgoad.com

MARY KIENBAUM
208.770.2589

mary.kienbaum@kiemlehgoad.com

OFFICE LOCATIONS

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

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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 through 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 the owner of an exclusive right that is allegedly infringed; and 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 to be valid.