



CLASS A RETAIL & INDUSTRIAL FLEX UNITS

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HIGHLIGHTS

Now pre-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.*

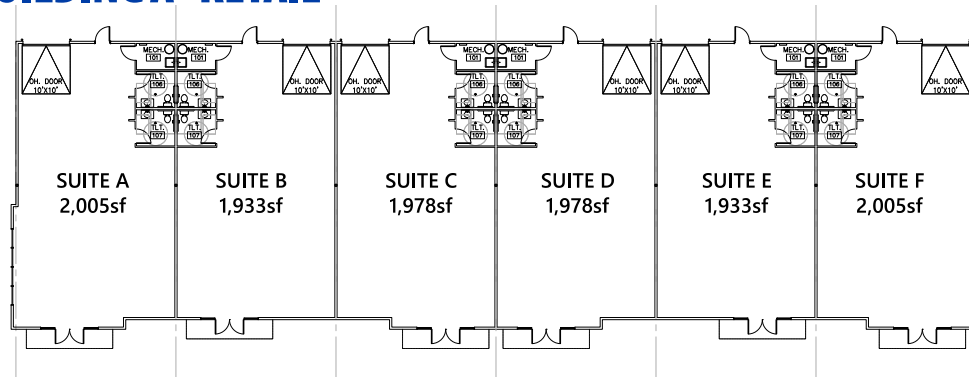
DETAILS

SPACE	SIZE	RATE
BLDG A	1,878 - 12,000 SF	\$30/SF/YR
BLDG B	2,342 - 12,000 SF	\$18/SF/YR
BLDG C	2,342 - 12,000 SF	\$18/SF/YR
Lease Type:		NNN
Expected Delivery:		Q1 2025
Zoning:		C-17
Clear Height:		14' OH

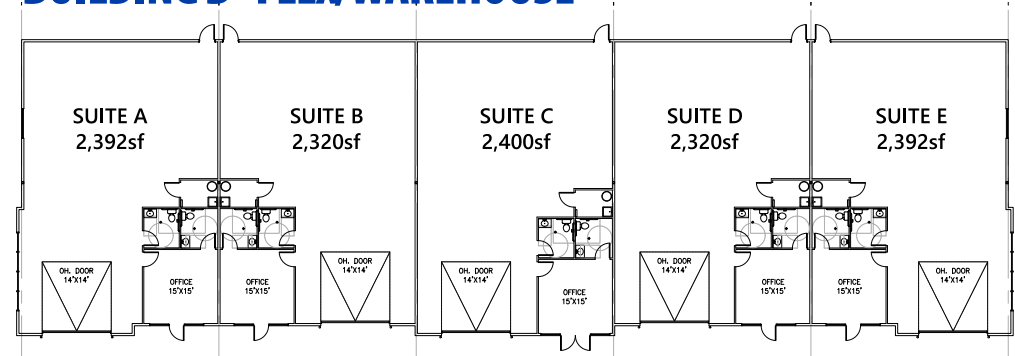
EARLY DAWN COMMERCIAL CENTER



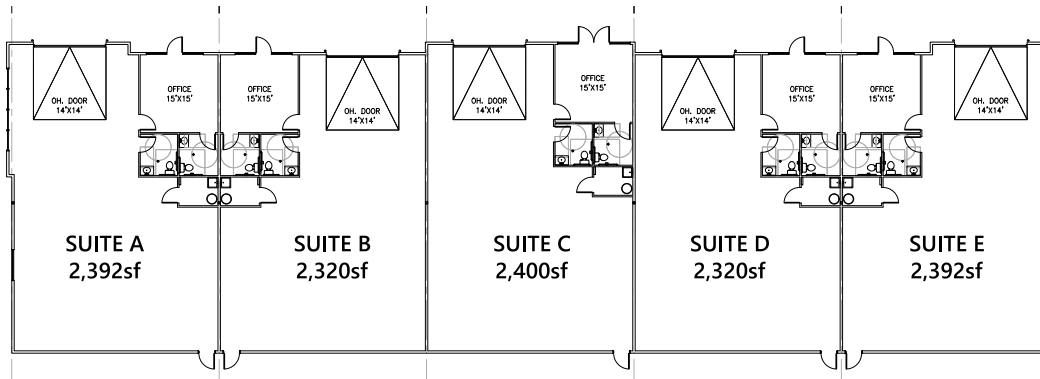
BUILDING A - RETAIL



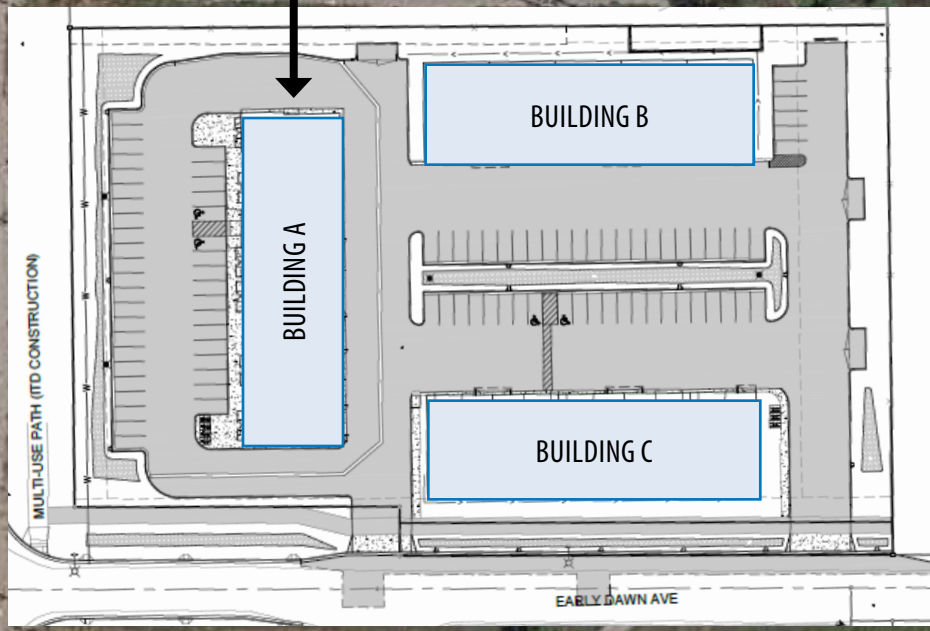
BUILDING B - FLEX/WAREHOUSE



BUILDING C - FLEX/WAREHOUSE



NOW OFFERING A DRIVE-THRU



LEFT-HAND TURNING LANE
SB TRAFFIC

EXPRESSIONS
SCHOOL OF
PERFORMING
ARTS

SUN RENTAL
CENTER

BLUEGRASS FARMS APARTMENTS



POST FALLS HIGHWAY 41 CORRIDOR

TOK
COMMERCIAL

**EARLY DAWN
COMMERCIAL CENTER**

HIGHWAY 41
17,556 VPD

RAM **VW** **Jeep**
CHEVROLET **CHRYSLER** **DOODGE**
Jiffy lube **Denny's** **TACO BELL** **McDonald's** **HYUNDAI**
O'Reilly **Lowe's** **ACE** **THE SOCIETY OF ST. VINCENT DE PAUL**

SALLY BEAUTY **PAPA MURPHY'S** **SportClips** **T-Mobile**
Quality **Great Clips**
Subway **BURGER KING** **DOLLAR TREE**

POPEYES **cricket** **AT&T** **Dutch Bros**
Jack in the box **Starbucks** **DEL TACO** **SONIC**

usbank **SUBWAY** **FAMILY DOLLAR** **First Interstate**
PAPA JOHN'S **PIZZA SCRANBY** **GLACIER BANK**
WELLS FARGO **RLH** **NAPA** **AutoZone** **Pizza Hut**

That Best **GREASE MONKEY** **DQ** **Nutella Fried Chicken**

**NEW I-90
INTERCHANGE**



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**EARLY DAWN
COMMERCIAL CENTER**



NEW I-90 INTERCHANGE

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AREA DEMOGRAPHIC SUMMARY

POPULATION

1 MI | 8,581

3 MI | 47,690

5 MI | 64,628

HOUSEHOLDS

1 MI | 3,555

3 MI | 18,212

5 MI | 24,856

MED. INCOME

1 MI | \$64,072

3 MI | \$74,229

5 MI | \$73,772

EMPLOYEES

1 MI | 4,490

3 MI | 10,088

5 MI | 15,029

