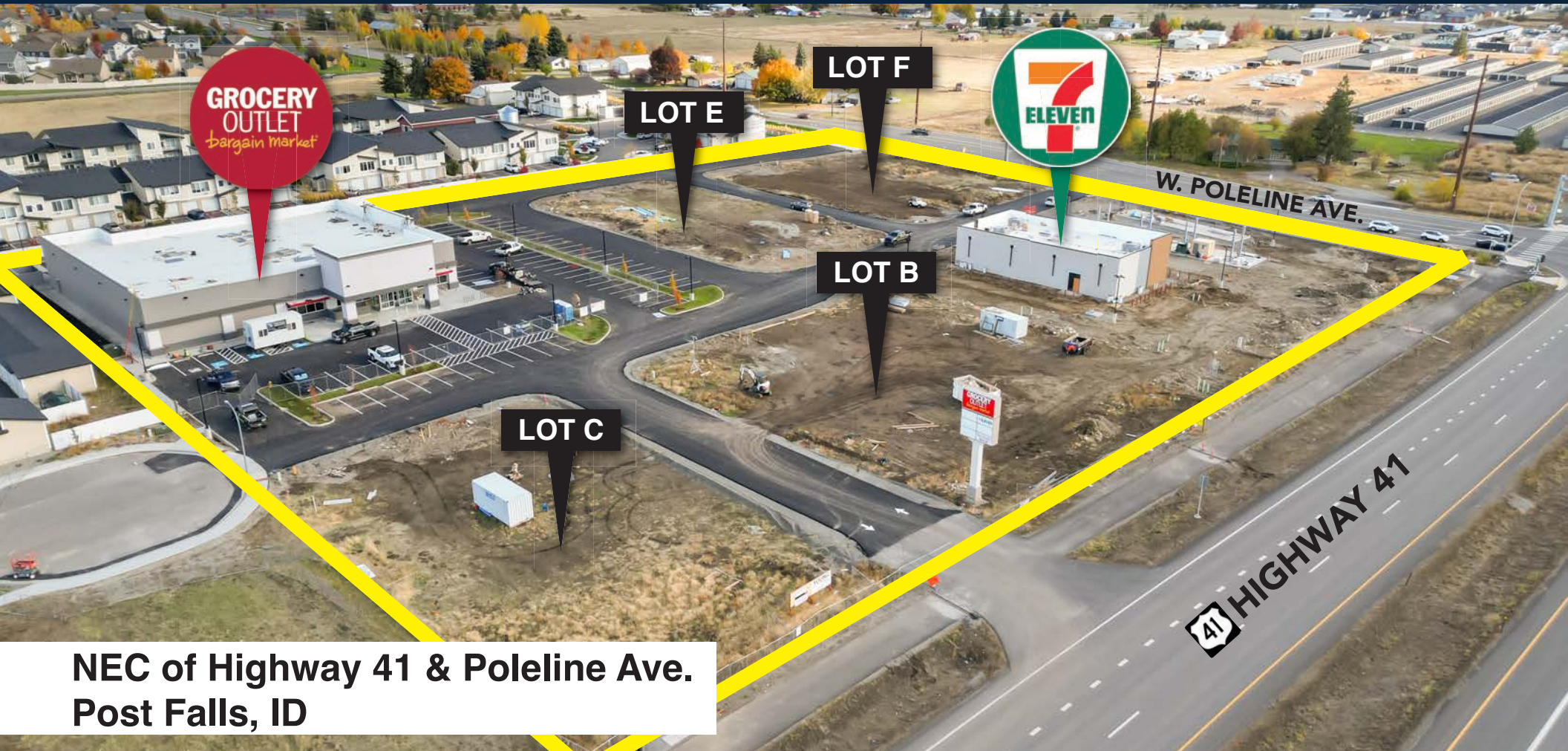


For Sale, Lease or Build-to-Suit **RETAIL PADS AVAILABLE**

PAD SIZE RANGE: ±0.55 - 1.31 ACRES



CORHAVEN
PROPERTIES
www.corhaven.com

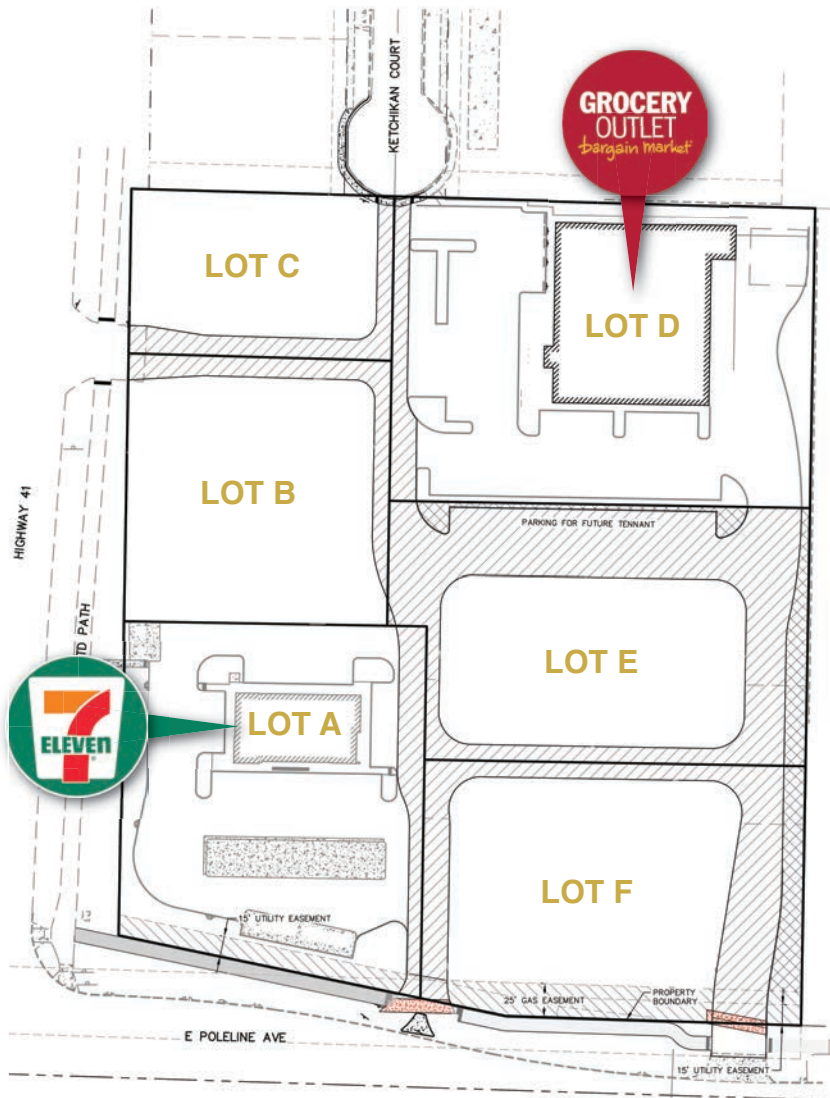
JORDAN WIRSZ
(208) 834-1000
jw@corhaven.com

SITE PLAN

NEC OF HIGHWAY 41 & POELINE AVE.
POST FALLS, ID

FOR SALE, LEASE OR BUILD-TO-SUIT

7-Eleven and Grocery Outlet Completion in Q4 2024!



PAD SIZE RANGE: ± 0.55 - 1.31 ACRES

AVAILABLE PAD SITES

LOT B: ± 0.89 AC

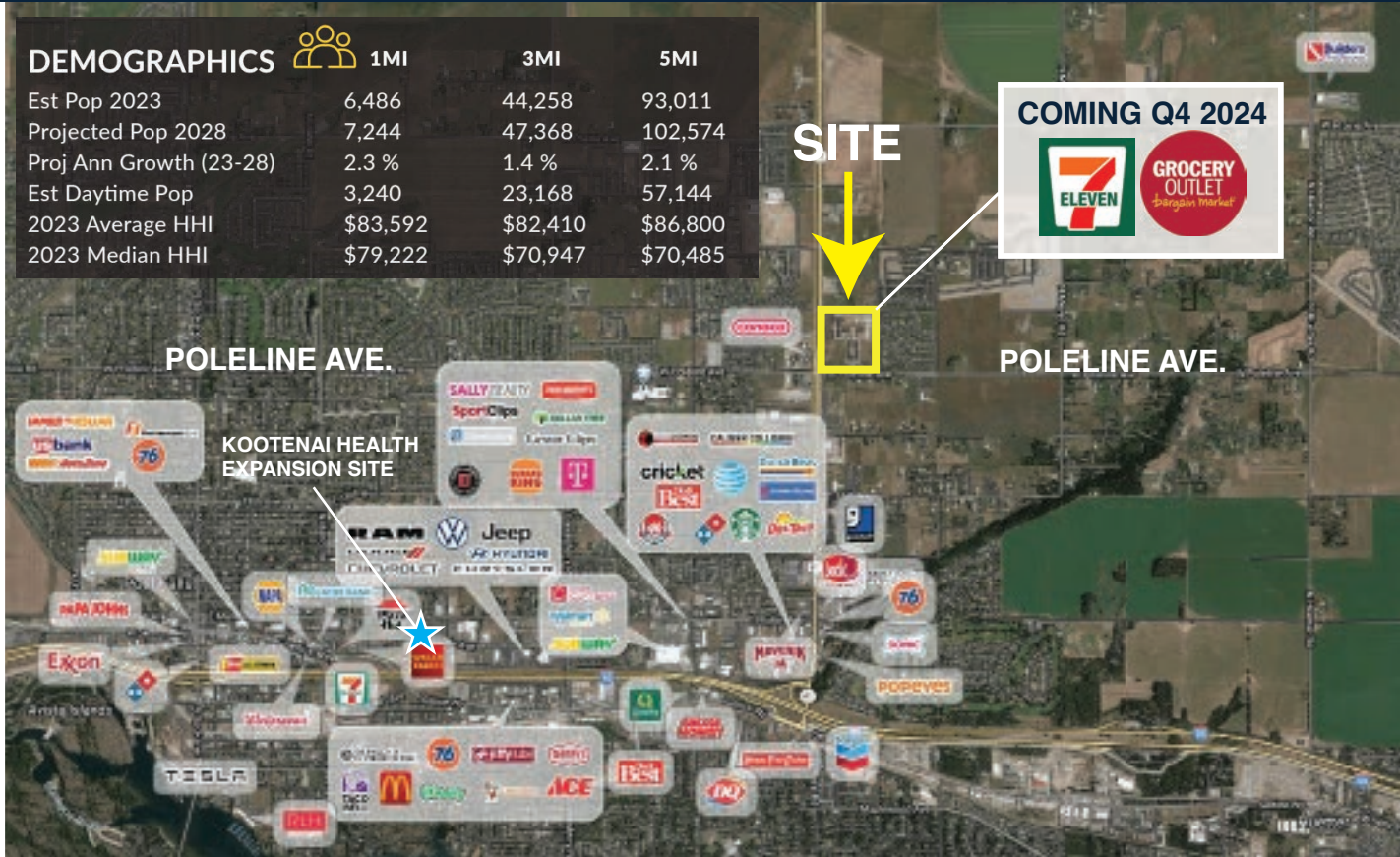
LOT C: ± 0.55 AC

LOT E: ± 1.31 AC

LOT F: ± 1.23 AC

THE SURROUNDING AREA

NEC OF HIGHWAY 41 & POLELINE AVE.
POST FALLS, ID



DEMOGRAPHICS

	1MI	3MI	5MI
Est Pop 2023	6,486	44,258	93,011
Projected Pop 2028	7,244	47,368	102,574
Proj Ann Growth (23-28)	2.3 %	1.4 %	2.1 %
Est Daytime Pop	3,240	23,168	57,144
2023 Average HHI	\$83,592	\$82,410	\$86,800
2023 Median HHI	\$79,222	\$70,947	\$70,485

NEIGHBORING RETAILERS:

- Conoco
- Maverik
- Starbucks
- Popeyes
- Del Taco
- Goodwill
- Dutch Bros
- Anytime Fitness
- Jack in the Box
- Sonic
- Peak Fitness
- Verizon
- AT&T
- McDonalds
- Burger King
- Jimmy Johns
- Ace Hardware

& more...

LOCATED AT THE NORTHEAST CORNER OF HIGHWAY 41 AND POLELINE AVENUE

The Poleline Avenue expansion is now complete, connecting Post Falls to Coeur d'Alene through thousands of rooftops. Poleline is now a major thoroughfare with traffic counts increasing steadily. In addition, the Highway 41 traffic counts are expected to MORE than double in the next 10 years!

Multiple new businesses in progress for this area of Post Falls include:

McDonalds, Taco Bell, Nothing Bundt Cake, Jersey Mikes, Starbucks, Super1 Foods, Napa Auto Parts, Wendy's, The Joint Chiropractic, Gesa Credit Union, Dutch Bros, Thai Bamboo, North Idaho Eye Institute, Nutex, Post Falls Emergency Hospital and Kootenai Health 10.5 million expansion, to name a few.



CORHAVEN
PROPERTIES

PROPERTY & AREA HIGHLIGHTS

NEC OF HIGHWAY 41 & POLELINE AVE.
POST FALLS, ID



- Signalized Intersection
- Hard Corner Retail Center
- Anchored by 7-Eleven and Grocery Outlet
- Signage Available on Highway 41 Pylon Sign (August 2024)
- Ease of ingress/egress
- Borders Bluegrass Apartments with 300 units
- Thousands of new homes recently constructed nearby
- Four (4) access points including Highway 41, Poleline, and Ketchikan
- #1 Major growth corridor in Post Falls
- Highway 41 and Poleline Ave. are now both major thoroughfares

Retail Hard Corner Development (6.9 Acres)

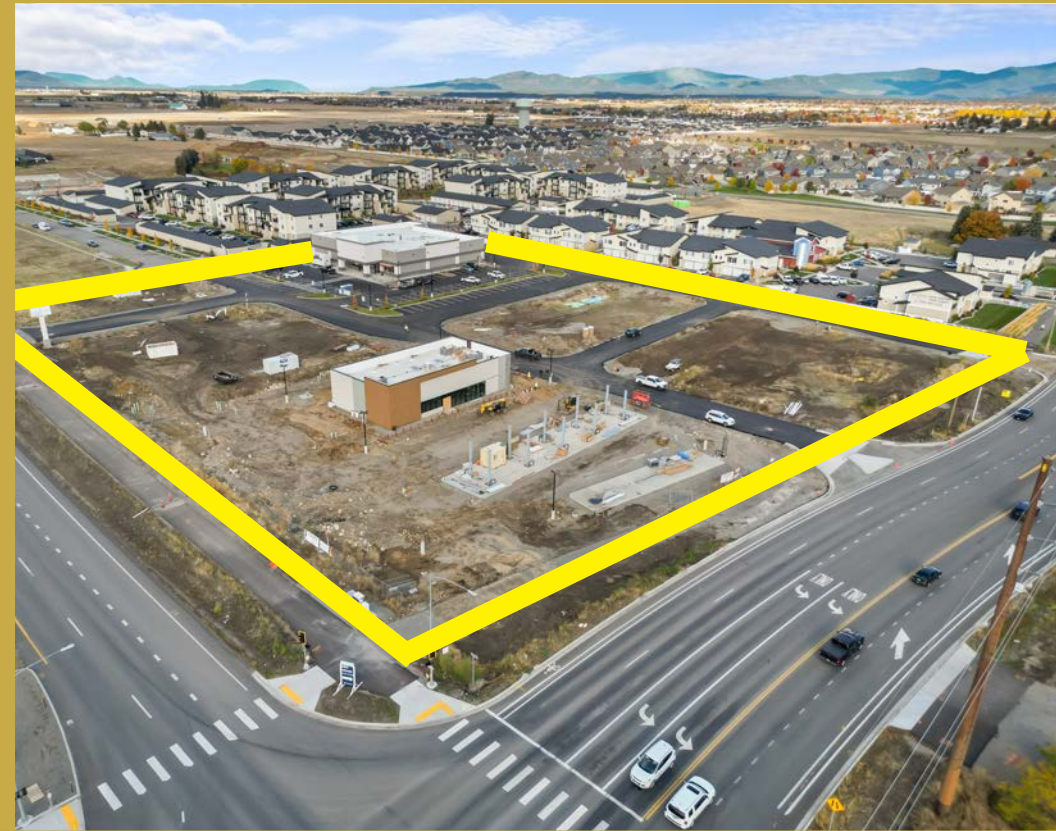
Coeur d'Alene (Post Falls) Market Overview

Recent Idaho & Coeur d'Alene + Post Falls Articles/ Facts/Rankings [Click on logos for more information](#)

#8 BEST COUNTIES FOR YOUNG PROFESSIONALS KOOTENAI COUNTY	TOP STATES FOR BUSINESS #3 BUSINESS FRIENDLINESS 	 #1 FASTEST GROWING STATE	#5 ECONOMY
BEST STATE FOR HOMEOWNERS #3 smartasset™	 #10 BEST STATES FOR BUSINESS	STATE PERSONAL INCOME GROWTH #1 PEW	 BEST CITIES TO LIVE IN IDAHO #9 POST FALLS
ECONOMIC PERFORMANCE #4 RICH STATES, POOR STATES	 #5 POST FALLS BEST PLACES TO LIVE IN IDAHO	EMERGING METROPOLITAN MARKET #5 POST FALLS 	#1 STATE ECONOMIC MOMENTUM
 #2 FASTEST GROWING STATES	#4 BEST STATES TO LIVE IN 	Top Ten BEST SUBURB TO RAISE A FAMILY COEUR d'ALENE POST FALLS	BEST STATES FOR BUSINESS #5

NORTH POINT PLAZA

NEC OF HIGHWAY 41 & POLELINE AVE.
POST FALLS, ID



CORHAVEN
P R O P E R T I E S

JORDAN WIRSZ

(208) 834-1000

jw@corhaven.com

www.corhaven.com