

**GROUND  
 LEASE**

**PRIME RETAIL LOCATION**  
**7890 N Government Way Dalton Gardens, ID**

**SPACE INFO**

Lease Price	<b>\$7,543 Mo NNN</b>
Lot Size	<b>1.05 ± Acres</b>
Insurance	\$ 523.25 / year
Traffic Count	30,500 ± ADT
Taxes	\$ 2,933.62 / year

**Highlights**

**HIGHLIGHTS**

- Signalized intersection with busy traffic
- Suitable for retailers with Drive Through needs
- Located between the city of Coeur D'Alene and Hayden
- Sewer stubbed in and sewer assessment paid
- Lot dimensions: 155' ± East/ West by 300' ± North/ South
- Parcel # D9800006014A
- Zoning: Commercial



# GROUND LEASE

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,923	49,923	75,153
Median HH Income	\$58,181	\$42,935	\$42,589

