

TOK

COMMERCIAL

2410 N GOVERNMENT WAY

RETAIL SPACE WITH COMMERCIAL KITCHEN | COEUR D'ALENE, ID



CONTACT

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HIGHLIGHTS

Corner unit.

Sublease opportunity through February of 2029
(Owner willing to extend).

Fully built out commercial space with kitchen with
store front.

High traffic location next to the highly successful Rogers
Ice Cream and Burgers.

Existing equipment available for purchase.

DETAILS

SPACE	SIZE	RATE
Suite 3	884 SF	\$1,768/Mo

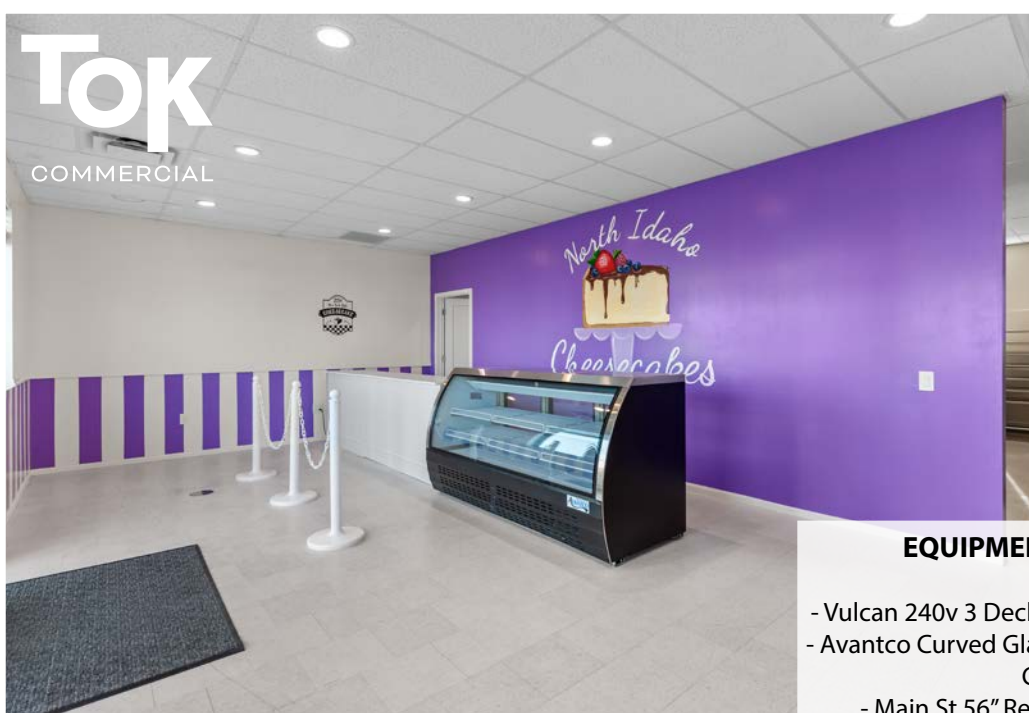
PROPERTY TYPE:	Retail	SUBLEASE TYPE:	Mod. Gross
BLDG SIZE:	2,700 SF	SUBLEASE THRU:	February 2029
LOT SIZE:	1.08 AC	ZONING:	C17

UPDATED: 1.30.2026

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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.

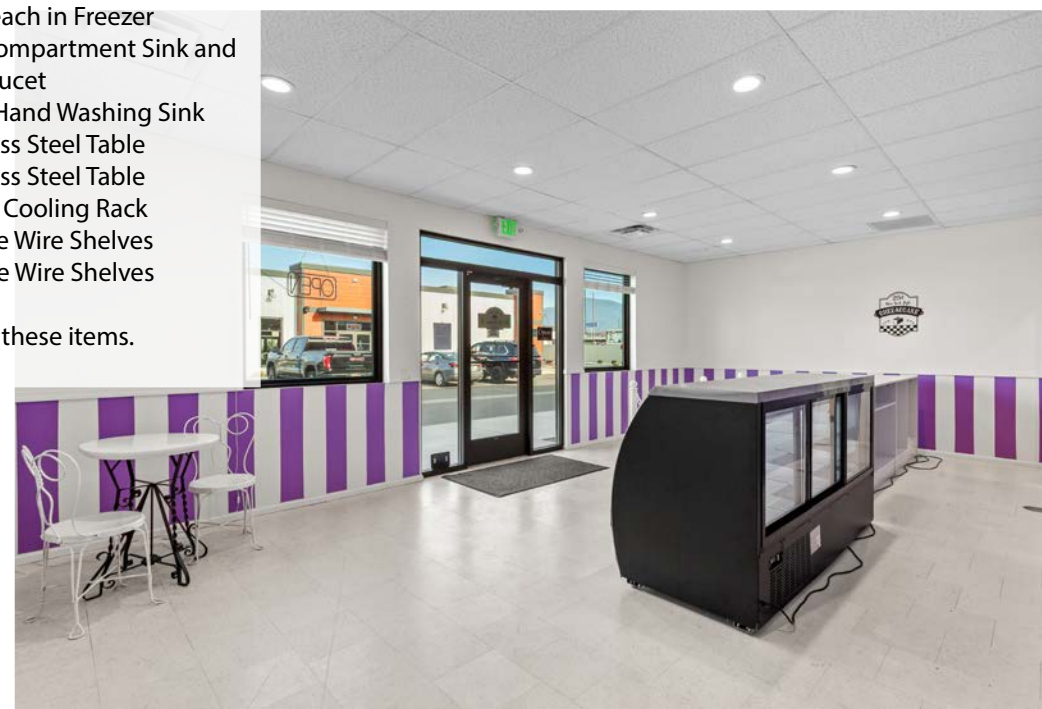
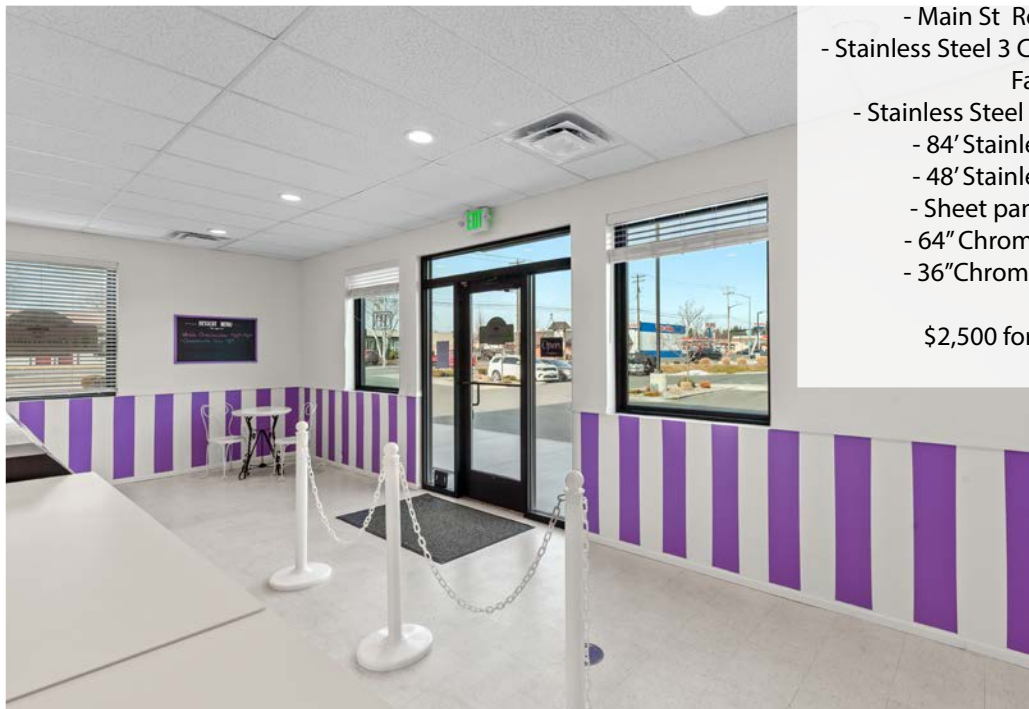
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EQUIPMENT FOR SALE

- Vulcan 240v 3 Deck Full Size Electric Oven
- Avantco Curved Glass Refrigerated Display Case
- Main St 56" Reach In Refrigerator
- Main St Reach in Freezer
- Stainless Steel 3 Compartment Sink and Faucet
- Stainless Steel Hand Washing Sink
- 84' Stainless Steel Table
- 48' Stainless Steel Table
- Sheet pan Cooling Rack
- 64" Chrome Wire Shelves
- 36" Chrome Wire Shelves

\$2,500 for these items.



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FLOORPLAN

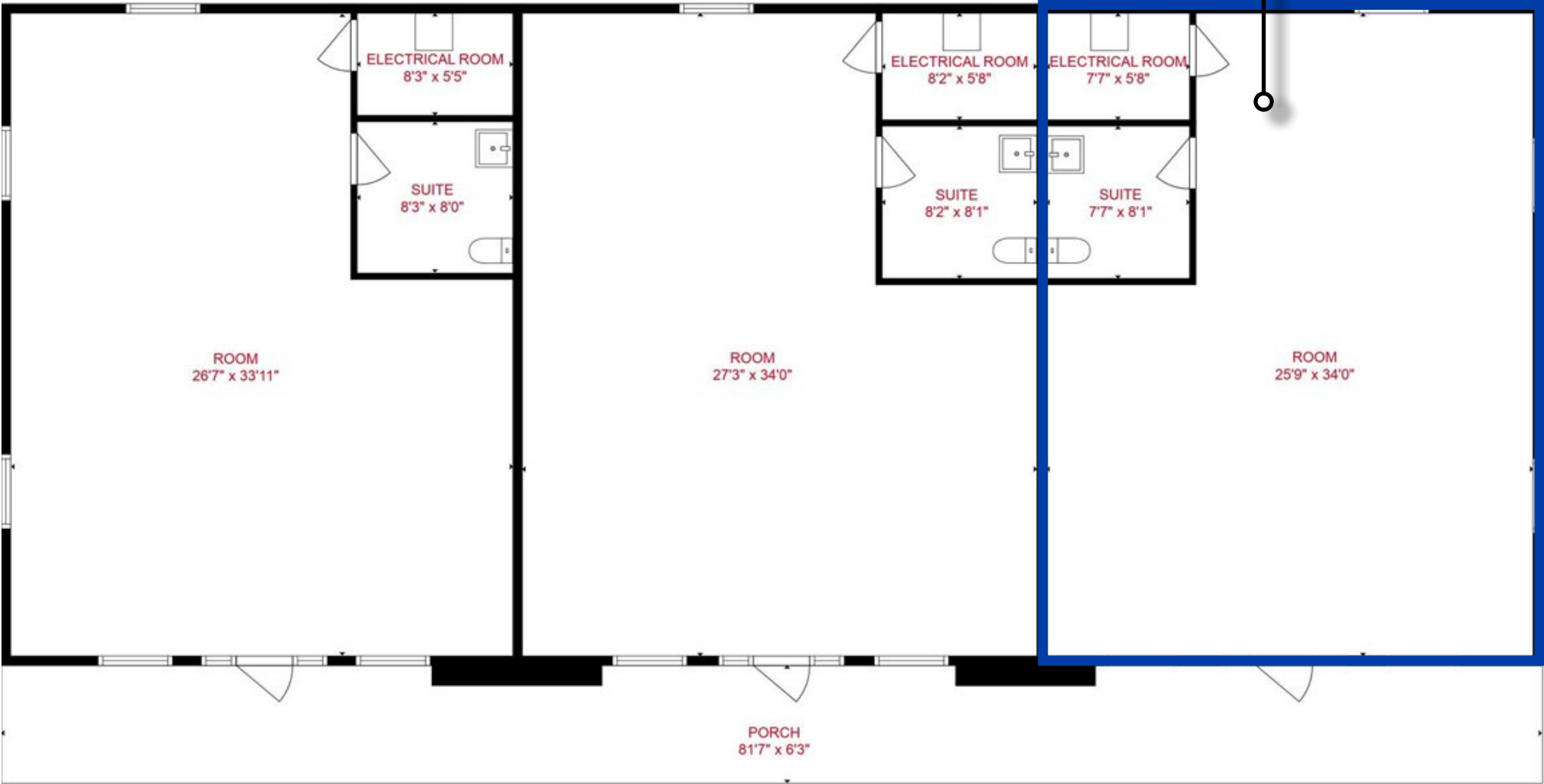


AVAILABLE SPACE

YEAR BUILT: 2023
SPACE SIZE: 900 SF



SUITE 3





34,173 VPD



15,470 VPD



N Government Way

14,783 VPD

Appleway Ave



AERIAL LOCATOR MAP

AERIAL MAP

GREAT RETAIL SYNERGY

TOK
COMMERCIAL

32,575 VPD

GOVERNMENT WAY & NEIDER AVENUE

US RTE 95 & APPLEWAY AVENUE

THE CROSSROADS

SITE



POPULATION
11,945



TOTAL RETAIL EXPENDITURE
\$218.17M



AVG. HOUSEHOLD INC.
\$70,017

3 MILE RADIUS



POPULATION
52,223



TOTAL RETAIL EXPENDITURE
\$1.09B



AVG. HOUSEHOLD INC.
\$97,744

5 MILE RADIUS



POPULATION
83,681



TOTAL RETAIL EXPENDITURE
\$1.76B



AVG. HOUSEHOLD INC.
\$104,698

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