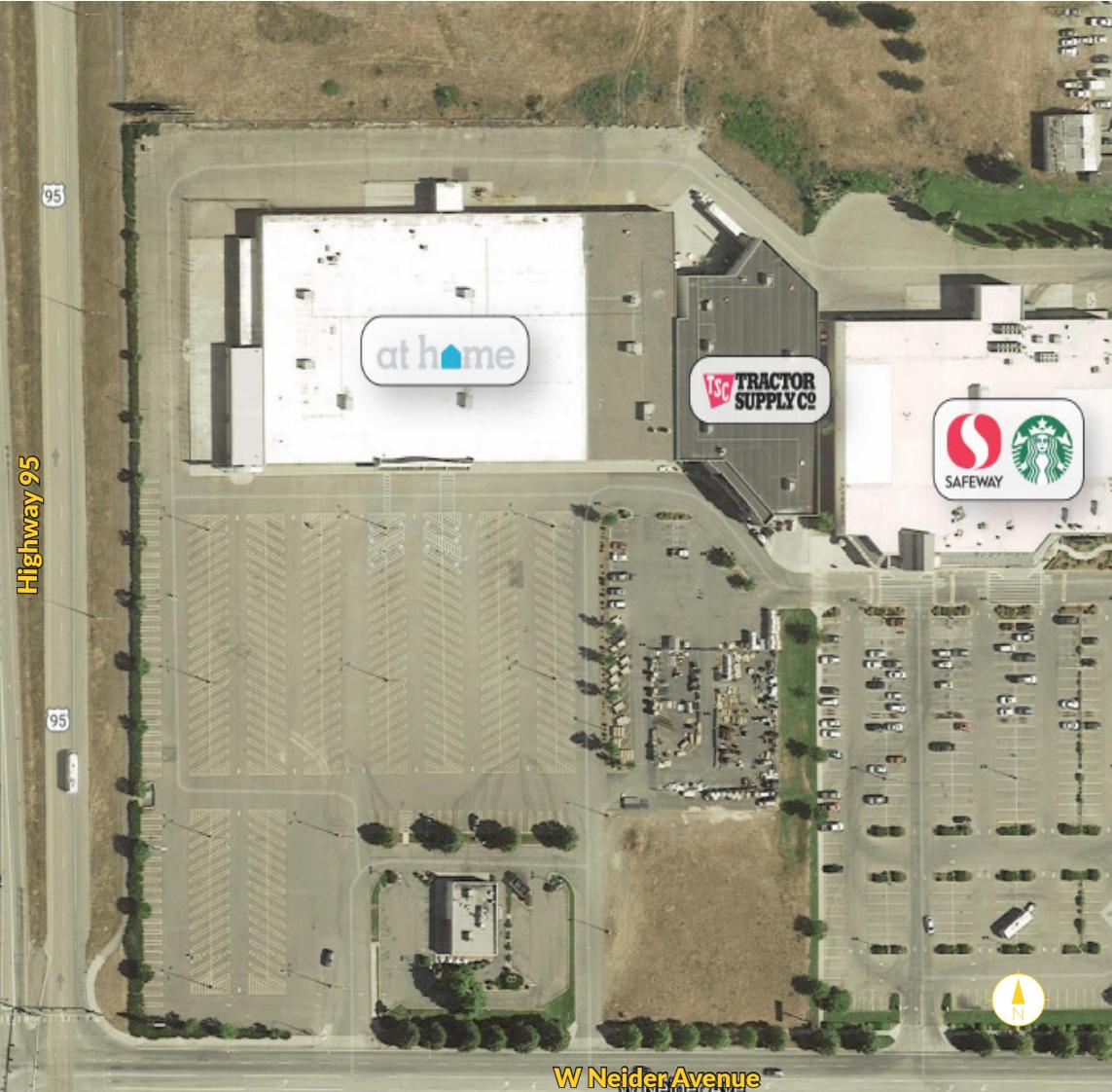


FOR LEASE OR BUILD TO SUIT

Drive-Thru Options Available



Retail / Office Site

403 W. Neider Ave, Coeur d'Alene, ID

Property Details

- Total Lot Size: 6.96 AC
- Parcel #: C-K458-001-001
- Year Built: 2015

[Click Here to View Video](#)

- Golden Corral Site Available -retain and remodel existing building or demo for BTS
- High Traffic Intersection
- Close proximity to Hwy 95 & I-90

NailBlack

Chris Bell |
509.622.3538 or
cbell@nailblack.com

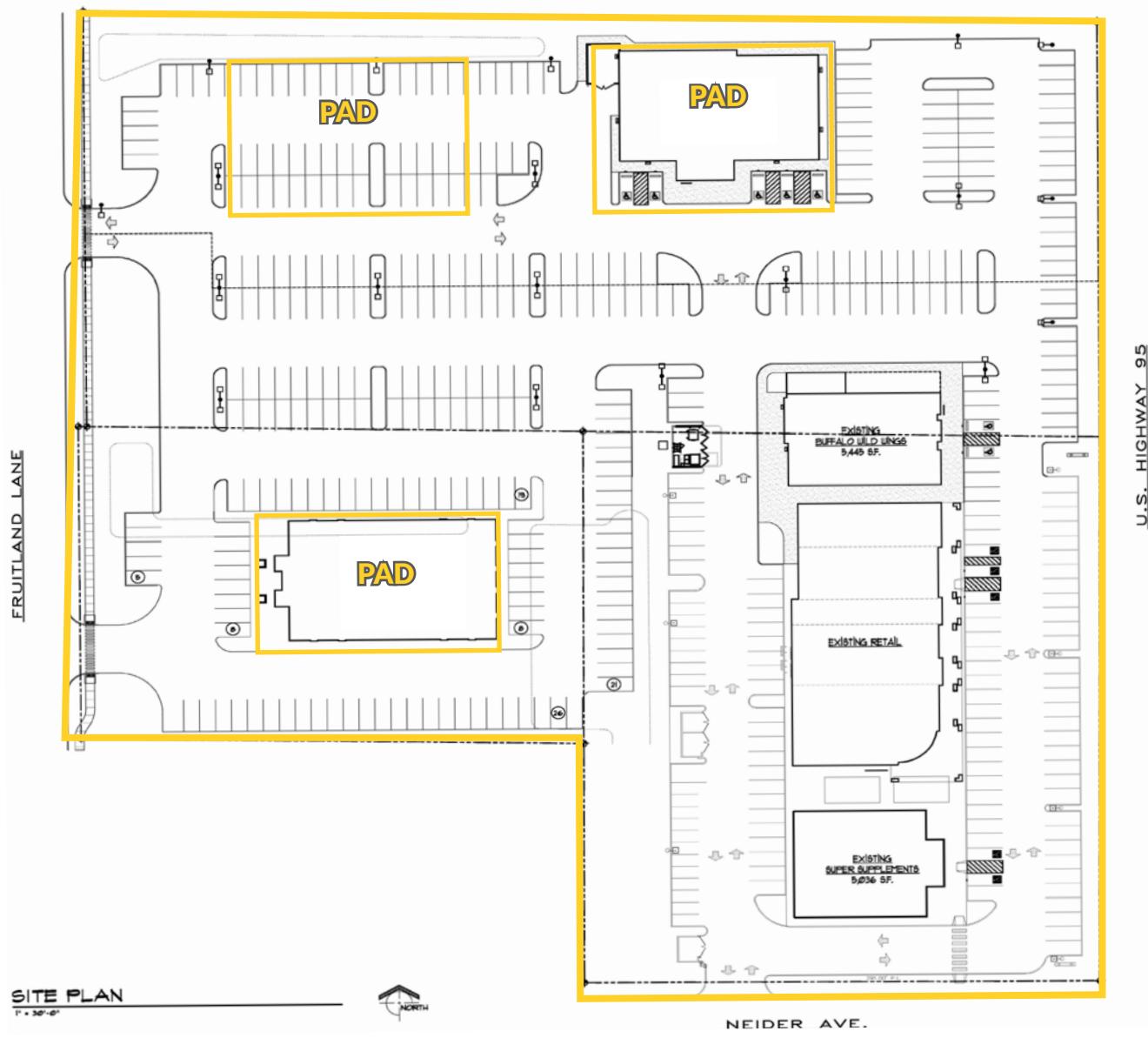
KIEMLE HAGOOD
REALTOR®

Chad Carper |
509.991.2222 or
chad.carper@kiemlehagood.com

SITE PLAN

*Drive-thru options
available for all Pads
being offered.*

*Please check with
local municipal
codes.*



Retail / Office Site

403 W. Neider Ave, Coeur d'Alene, ID

Chad Carper, Broker | 509.991.2222 or chad.carper@kiemlehagood.com

Chris Bell, Broker | 509.622.3538 or cbell@nailblack.com



IDEAL FOR OFFICE,
MEDICAL OR RETAIL

Retail / Office Site

403 W. Neider Ave, Coeur d'Alene, ID

Chad Carper, Broker | 509.991.2222 or chad.carper@kiemlehagood.com

Chris Bell, Broker | 509.622.3538 or cbell@nailblack.com

 **KIEMLE**
HAGOODY

DEMOGRAPHICS & TRAFFIC COUNTS



Demographics	1Mi	3Mi	5Mi
Est Pop 2020	8,732	55,199	84,559
Projected Pop 2025	9,771	62,398	95,465
Proj Ann Growth (20-25)	2.4%	2.6%	2.6%
Est Daytime Pop	25,141	64,088	81,638
2020 Average HHI	\$47,761	\$71,286	\$75,715
2020 Median HHI	\$37,736	\$54,799	\$59,223

Retail / Office Site

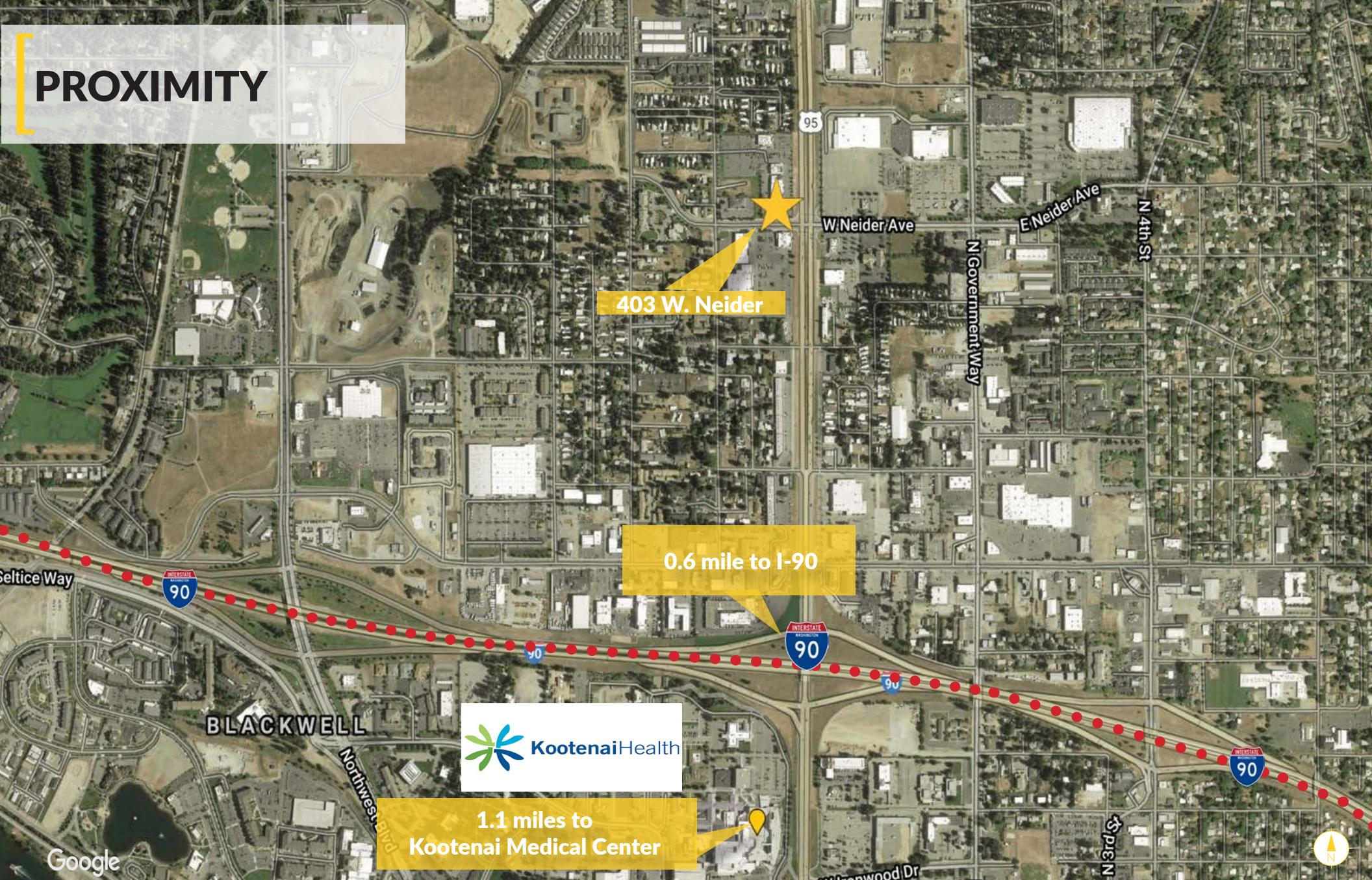
403 W. Neider Ave, Coeur d'Alene, ID

Chad Carper, Broker | 509.991.2222 or chad.carper@kiemlehagood.com

Chris Bell, Broker | 509.622.3538 or cbell@nailblack.com

 **KIEMLE**
HAGOODY

PROXIMITY



Retail / Office Site

403 W. Neider Ave, Coeur d'Alene, ID

Chad Carper, Broker | 509.991.2222 or chad.carper@kiemlehagood.com

Chris Bell, Broker | 509.622.3538 or cbell@nailblack.com

 NAI Black

 KIEMLE
HAGOOD

RETAIL AERIAL



Retail / Office Site

403 W. Neider Ave, Coeur d'Alene, ID

Chad Carper, Broker | 509.991.2222 or chad.carper@kiemlehagood.com

Chris Bell, Broker | 509.622.3538 or cbell@nailblack.com