

# FOR LEASE



## Top Lewiston Location

1815 & 1911 21st Street, Lewiston, ID 83501

### Space Available:

1815 Building:  $\pm 82,800$  SF

1911 Building, Suite 2:  $\pm 10,000$  SF

**Lease Price:** \$14.00 / SF / YR / NNN

### Demographics

	1mi	5mi
Est Pop 2019	7,499	55,807
Projected Pop 2024	7,709	57,995
% Pop Change (10-19)	0.6%	0.4%
% Pop Change (19-24)	0.6%	0.8%
Est Daytime Pop	7,334	44,175
2019 Average HHI	\$65,074	\$69,788
2019 Median HHI	\$52,343	\$58,346

### Traffic Counts:

Thain Rd (19th Ave to 16th Ave):  $\pm 24,000$  ADT

19th Ave (17th St to 21st St):  $\pm 7,000$  ADT

*\* Source: Idaho DOT*

### 1815 Building Highlights

- 14' Clear to Joist
- 30x40 Column Spacing
- $\pm 400$  Parking Spaces
- $\pm 411'$  Store Frontage
- $\pm 200'$  Deep
- Sprinkled
- Former Big K Kmart

### 1911 Building Highlights

- Truck Dock
- Heavy Parking
- Next to Harbor Freight

**Chad Burd** | 208.770.2597 or [chad.burd@kiemlehagood.com](mailto:chad.burd@kiemlehagood.com)

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1815 21st St. (Exterior)



1815 21st St. (Interior)



1911 21st St, Ste. 2



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