

GROUND LEASE

GROUND LEASE OR BUILD TO SUIT | COEUR D'LANE, ID CORNER PAD ON NEIDER RD & SECOND ST

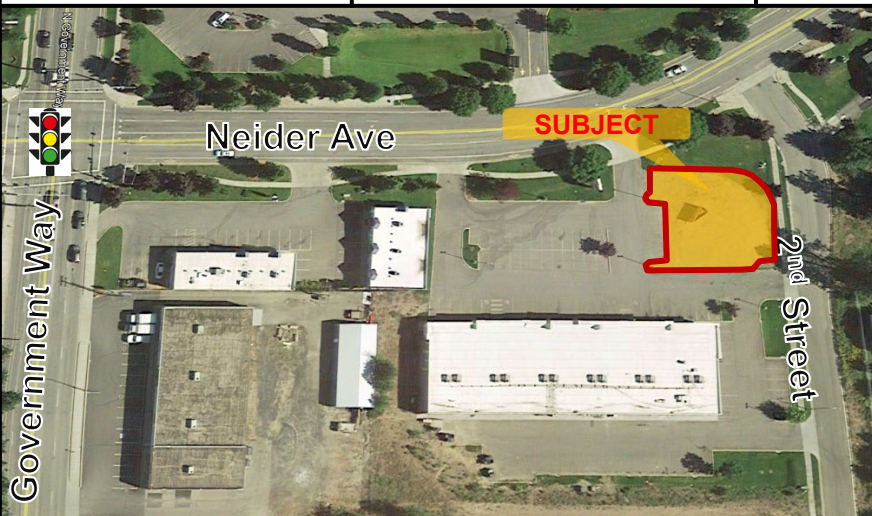
196 E. Neider Ave, Coeur d Alene, Idaho

SPACE INFO

Lease Rate	\$2,500 / Mo NNN
Leasable SF	2800± SF building area with double drive-through
Traffic Count	28,100 ± ADT
Parking Spaces	84± & additional parking behind strip center
Property Taxes	\$984 / year

HIGHLIGHTS:

- Pad ideal for 2,800 SF Bank/ Fast Food Restaurant/ Coffee Stand with Drive-Thru
- Ready access to large parking area
- Located next to strip center with Motion Sports, H&R Block, Little Caesars and 5 other retail tenants
- Right across the street from Costco & Starbucks
- Close by many major and local retailers such as Safeway, At Home, Black Sheep, Aaron's, and Home Depot.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,059	55,587	81,021
Median HH Income	\$35,614	\$48,265	\$53,481
Pop Growth '19-'24	+8.54%	+10.55%	+10.41%

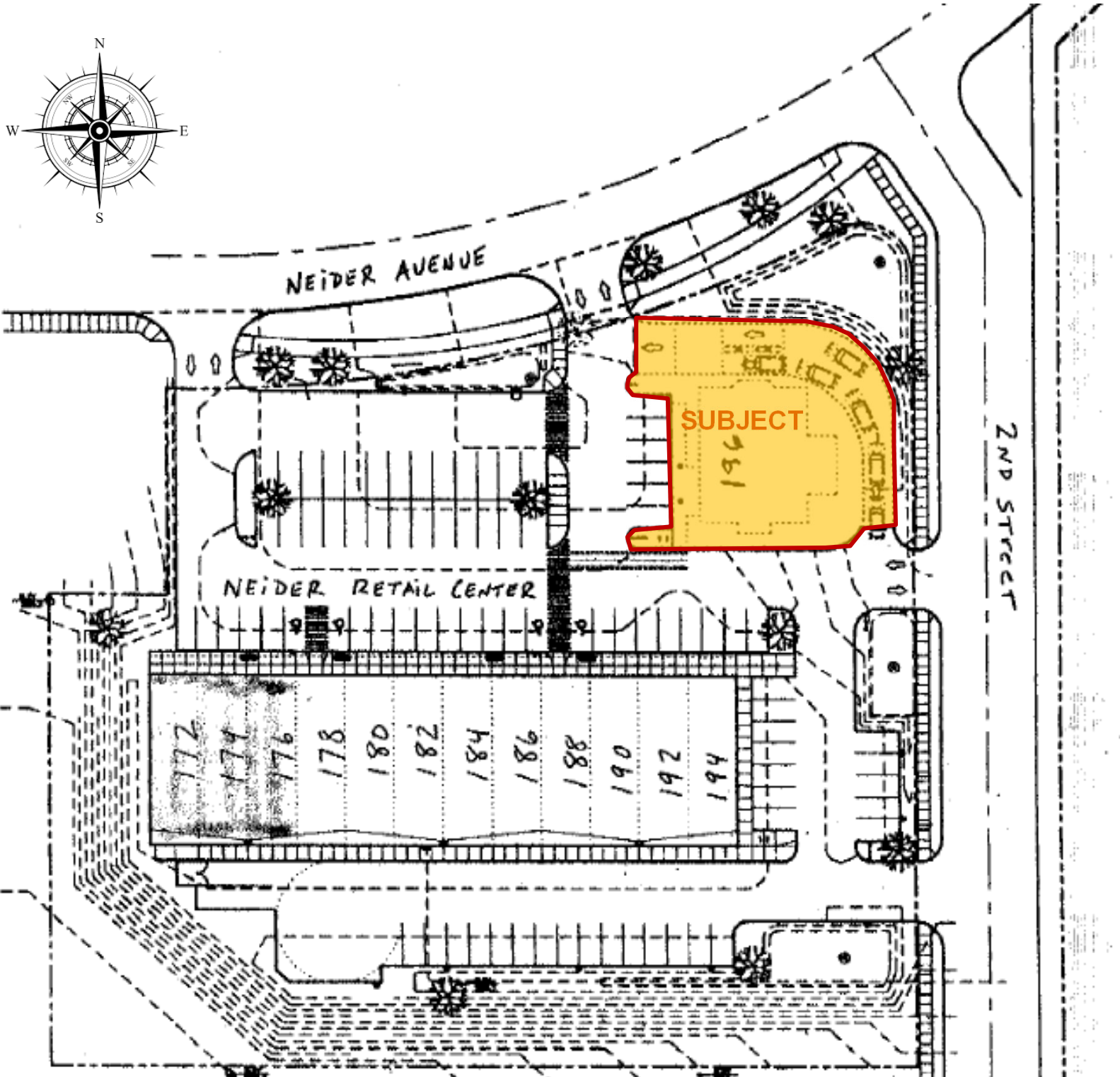


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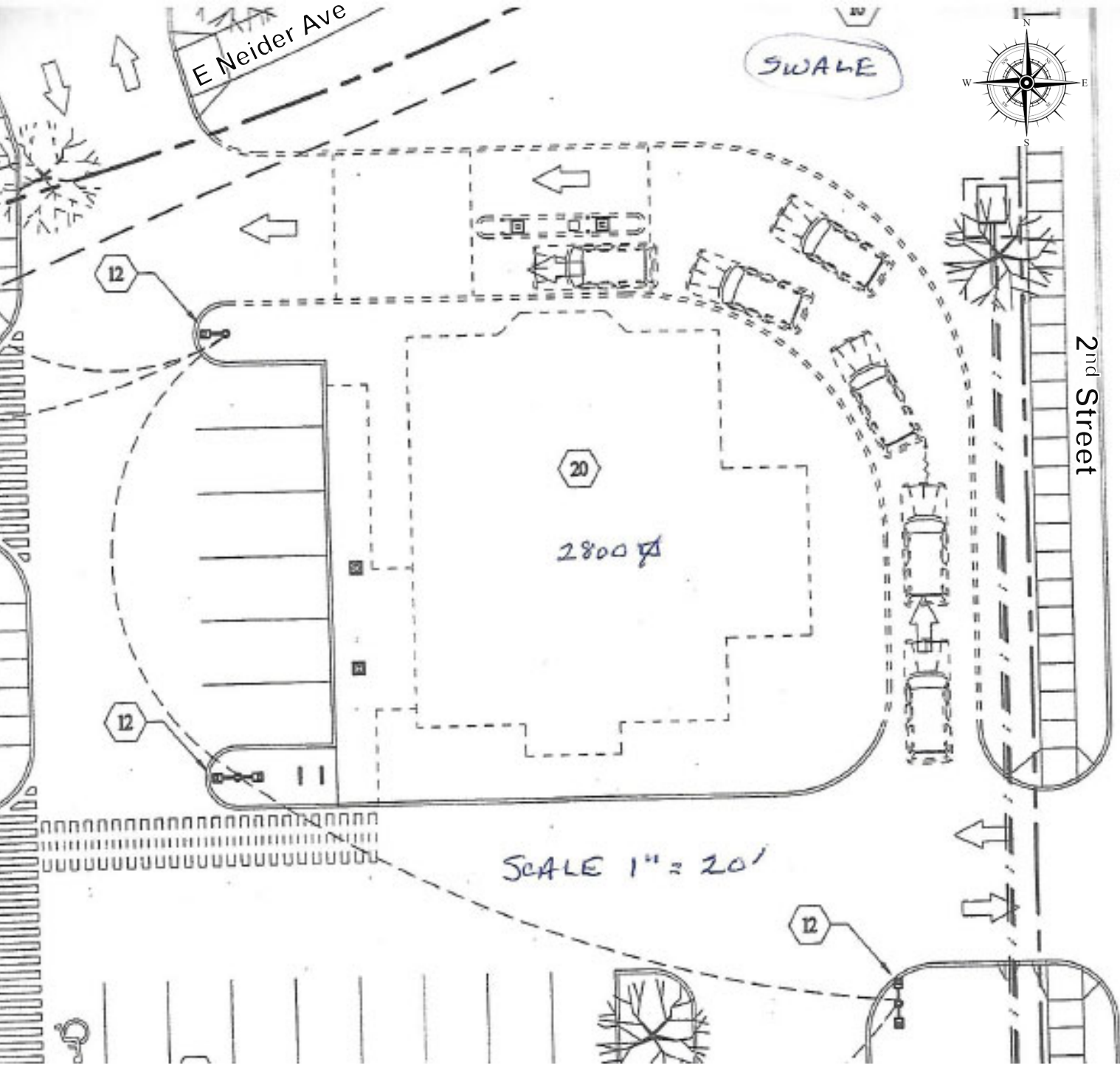
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A PROPOED SITE PLAN



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