

# FOR LEASE



## Highway 200 Frontage Suites

30736 Highway 200, Ponderay ID 83856



LEASE RATE	\$18.00 PSF/YR
LEASE TYPE	Modified Gross
LOT SIZE	±1.7 AC
BUILDING SIZE	±10,000 SF
PARCEL NO.	RPP00000114951A
ZONING	Commercial
YEAR BUILT	2006

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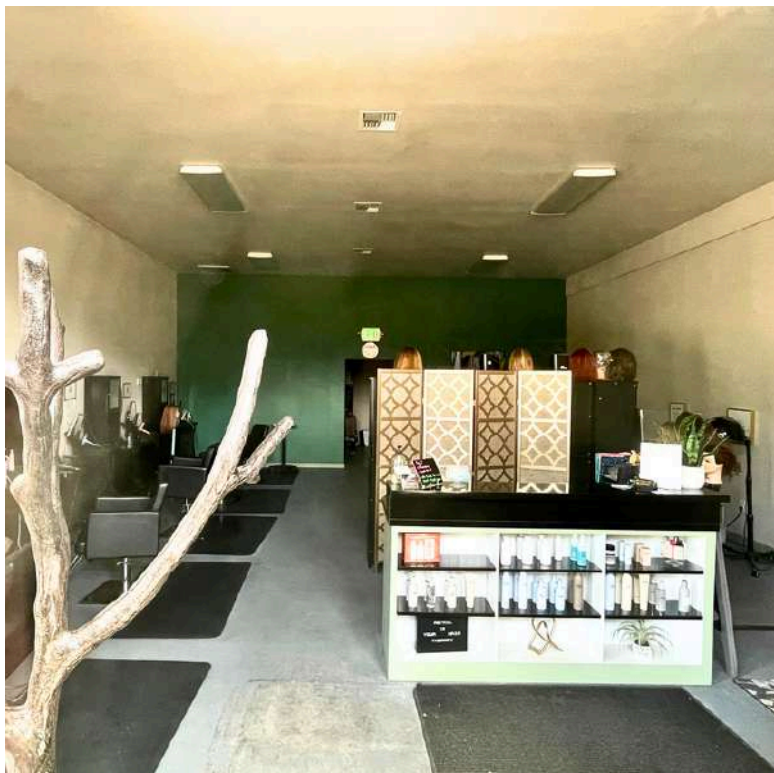
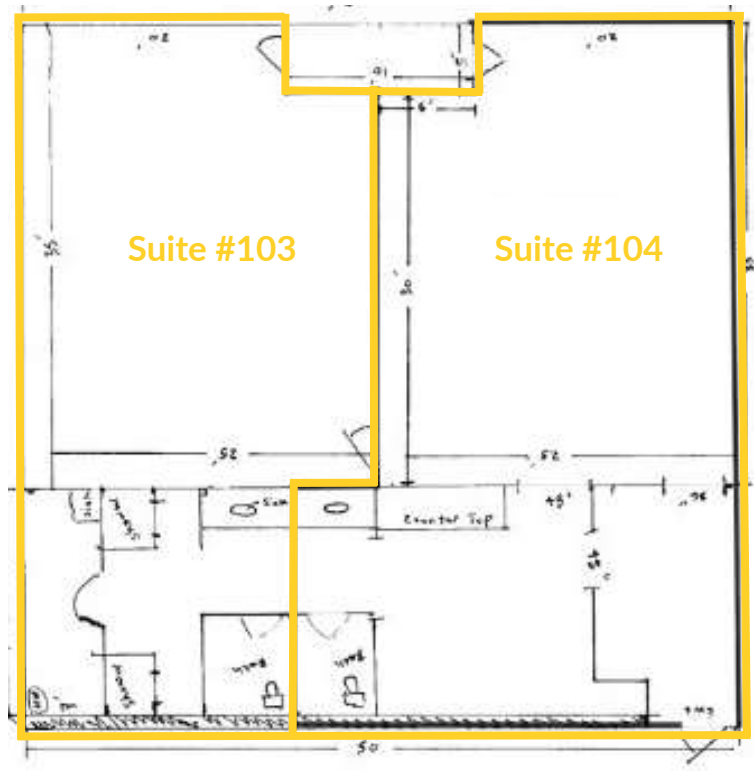
mary.kienbaum@kiemlehaood.com

**KIEMLE  
HAGOOD**



## DESCRIPTION

Two contiguous suites will be available soon, offered at \$1.50/SF plus janitorial and utilities. The property features good onsite parking and excellent exposure directly to Highway 200, located across from the Bonner Mall. Suites can be leased individually or combined for a total of approximately 2,500 square feet. Suitable for retail, office, medical, or light industrial/flex uses.



### AVAILABLE SUITE # 103

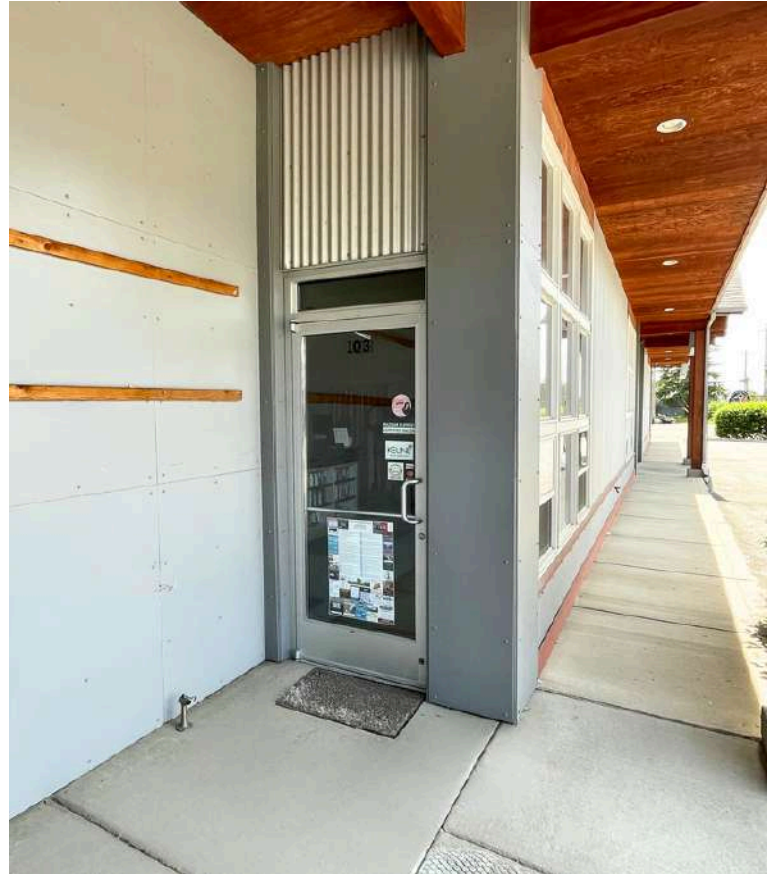
SUITE SIZE	±1,175 SF
LEASE RATE	\$18.00 PSF/YR (\$1,762.50 /Mo)
LEASE TYPE	Modified Gross

### AVAILABLE SUITE #104

SUITE SIZE	±1,325 SF
LEASE RATE	\$18.00 PSF/YR (\$1987.50 /Mo)
LEASE TYPE	Modified Gross

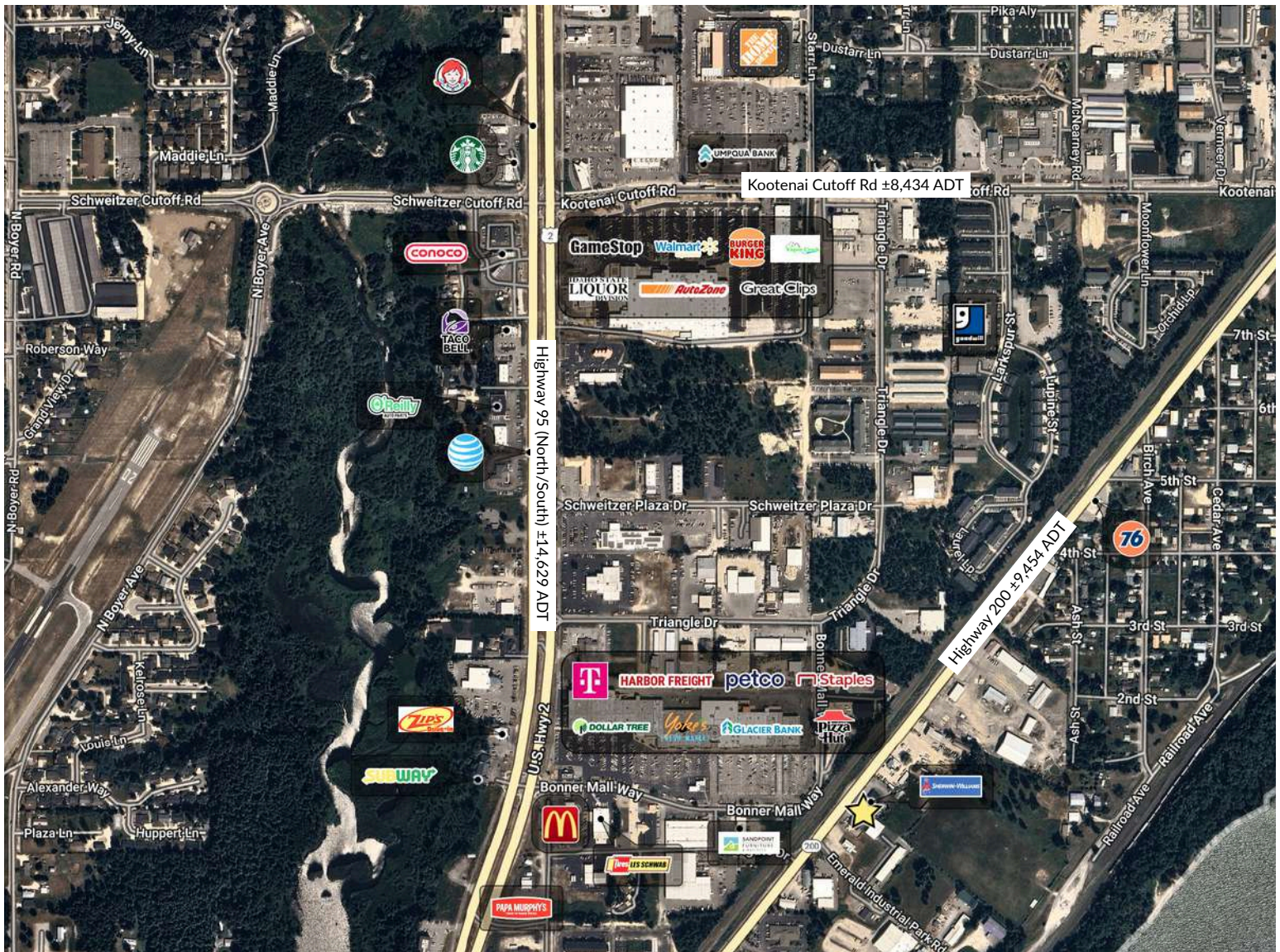


# SITE PHOTOS





# SURROUNDING AREA / TRAFFIC



## DISTANCE & DRIVE TIMES

Sandpoint, ID  
±2 Miles, 5 Minutes

Coeur d'Alene, ID  
±48 Miles, 1 Hour 3 Minutes

Post Falls, ID  
±52 Miles, 1 Hour 2 Minutes

Newport, WA  
±31 Miles, 45 Minutes

Spokane, WA  
±74 Miles. 1 Hour 26 Minutes



## DEMOGRAPHICS

### EST POPULATION 2025

	1 MI	3 MI	5 MI
EST POPULATION 2025	1,896	12,999	16,977
PROJ. POPULATION 2030	2,034	14,083	18,436
PROJ. ANN GROWTH	7.28%	8.34%	8.47%
2025 AVERAGE HHI	\$79,112	\$92,826	\$95,951
2025 MEDIAN HHI	\$60,395	\$69,781	\$71,690

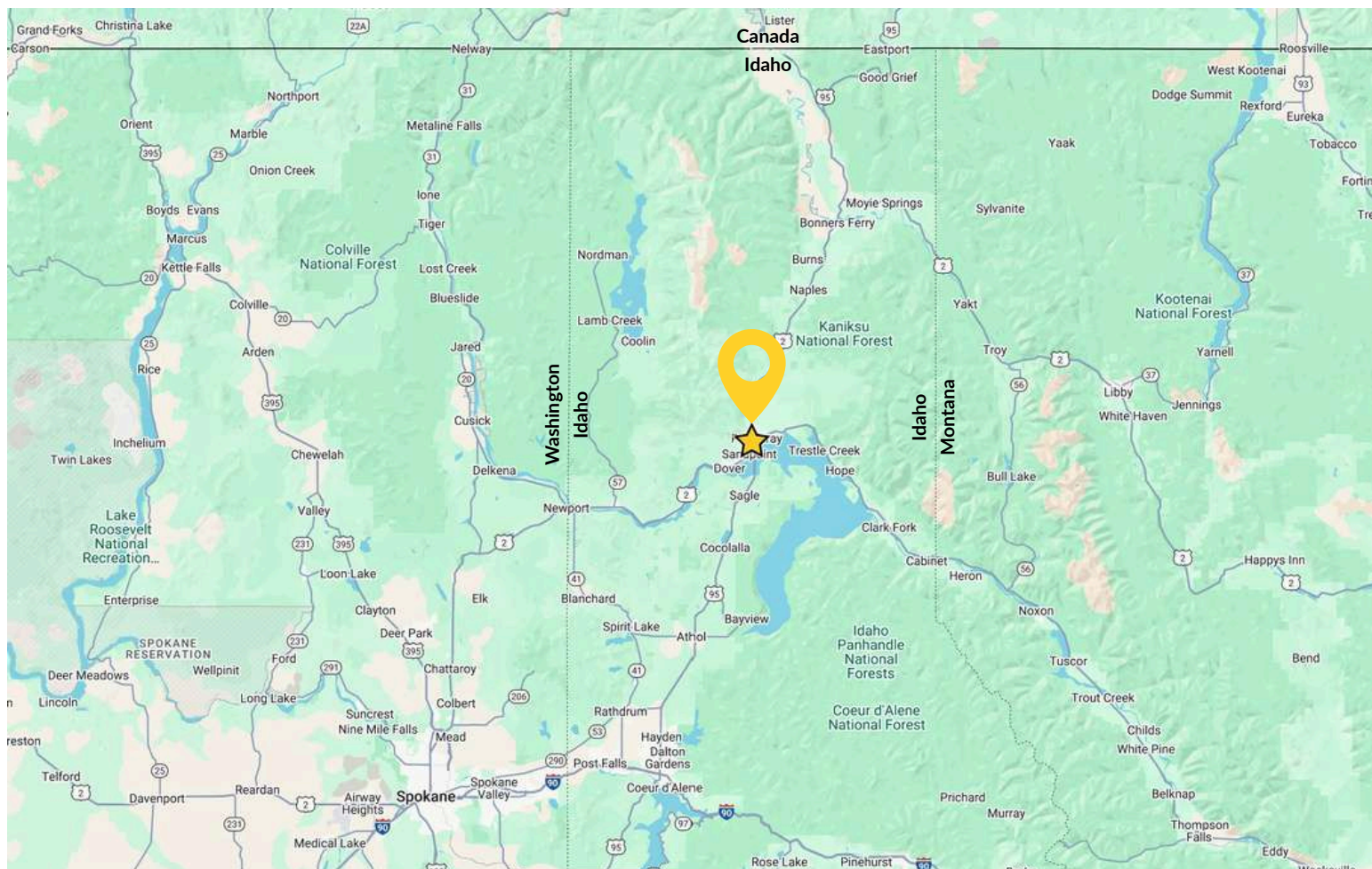
### PROJ. POPULATION 2030

### PROJ. ANN GROWTH

### 2025 AVERAGE HHI

### 2025 MEDIAN HHI





# HIGHWAY 200 FRONTAGE SUITES

[VIEW LOCATION](#)

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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814