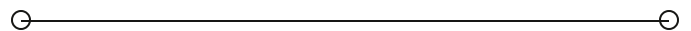




**SPACE FOR LEASE**

**317 S Beck Rd**

Post Falls, ID 83854



**PRESENTED BY:**

**TAYLOR GIBBONS**

O: 509.939.1741

taylor.gibbons@svn.com



### RATES

<b>LEASE RATE:</b>	\$35.00/SF NNN
<b>SUITE 1</b>	1,853 SF
<b>SUITE 2</b>	1,856 SF
<b>SUITE 3</b>	1,897 SF

### LOCATION OVERVIEW

Located next to one of the top producing Maverik Gas Stations and Walmart, which is Post Falls' largest employer boasting 900 employees, this prime location is surrounded by new retail such as Wendy's, Napa Auto Parts, Panda Express, Dutch Bro's, Joint Chiropractic and the Man Shop. The only Cabela's for hundreds of miles around is down the street.

Post Falls has grown at 5 times the National Average over the past 10 years. This site has freeway visibility and is surrounded by new Single Family and Multi-Family housing along with brand new Industrial Buildings.

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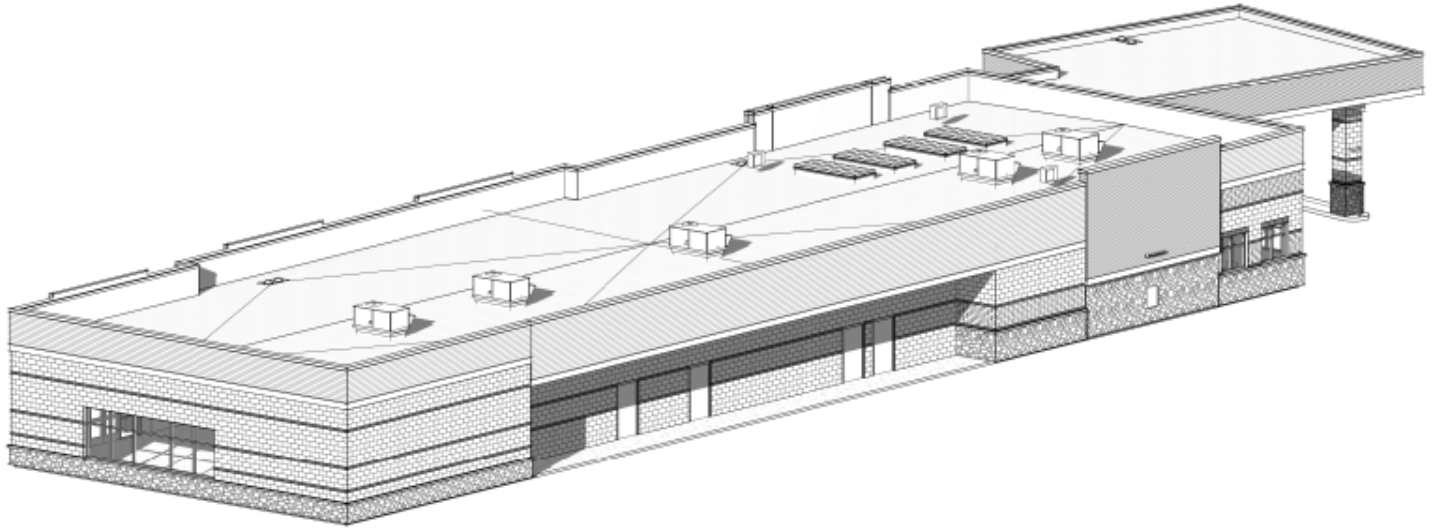
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# SPACES

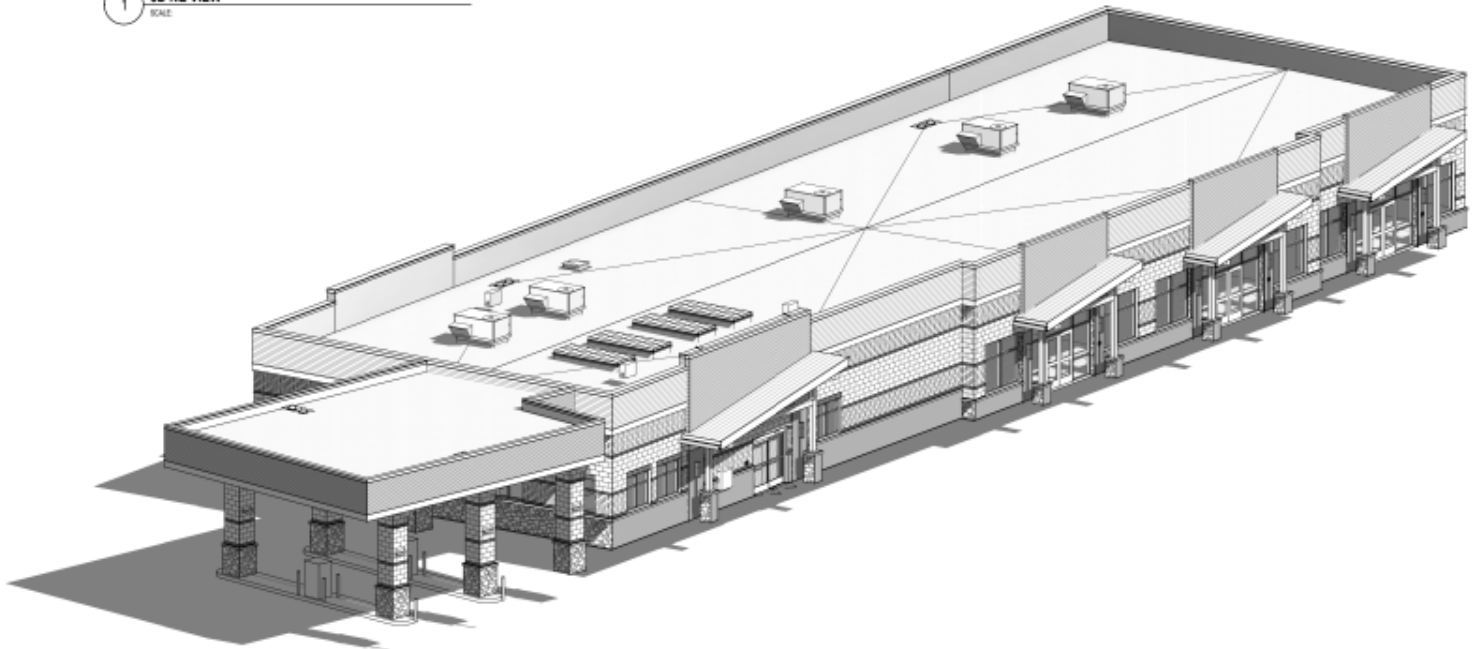


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# ADDITIONAL PHOTOS

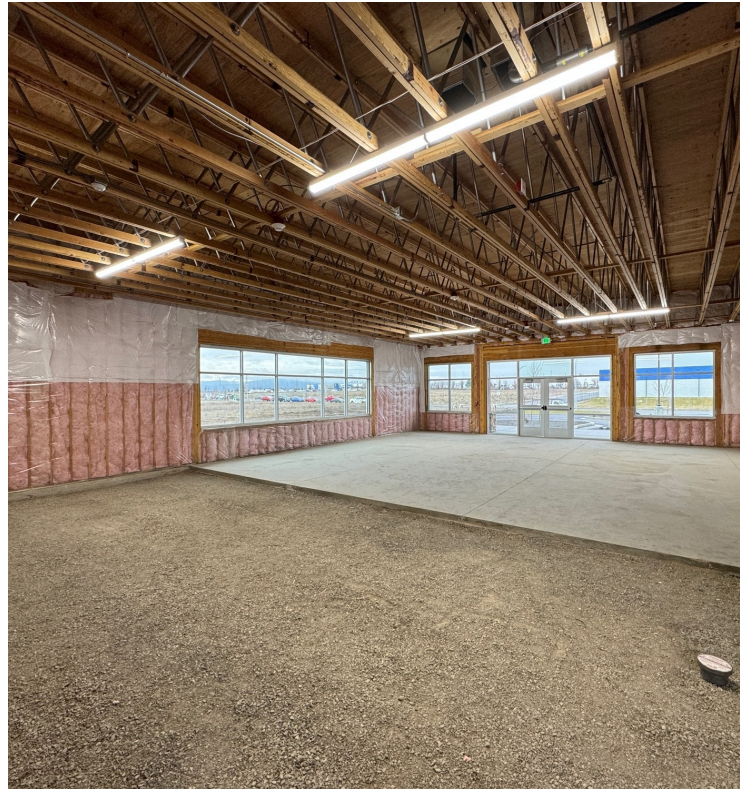


1 3D NE VIEW  
SCALE



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# ADDITIONAL PHOTOS



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## CITY INFORMATION



## POST FALLS AND NORTHERN IDAHO HIGHLIGHTS

Located less than 30 miles from Spokane WA which is a major business hub for Eastern Washington and Idaho Panhandle

Rated #5 of 45 of Emerging Metropolitan Areas with a rapid growing community and a growth projection to continue at a rate of 2.25% per year

Among one of the fastest growing job markets with increases over 3% over the last year with a 10 year prediction to be 49.7% which is higher than the US average of 33.5%

City of Post Falls has been ranked as one of the Best Places to Live with a score of 7 out of 10 (BestPlaces)

Idaho is ranked the 4th Best State for cost of doing business

Idaho is the 2nd lowest property tax rate in the country

Kootenai Health Hospital is a member of the Mayo Clinic Care Network and one of the top 50 Cardiovascular Hospitals

Area boasts of a Multi-University Corridor with University of Idaho, Lewis-Clark State College and North Idaho College and University of Idaho Research Park

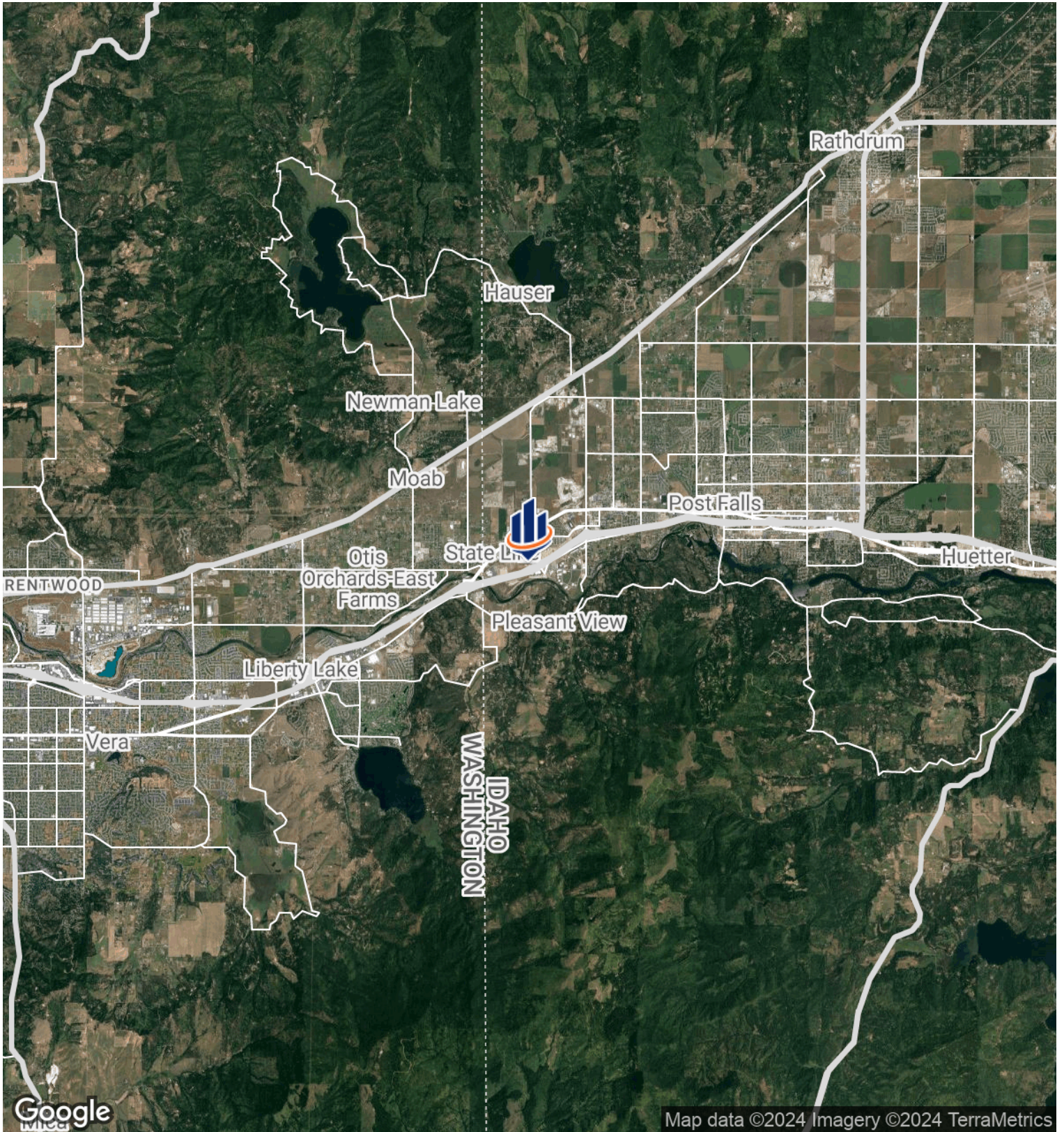
Less than 10 miles away is the Coeur d'Alene Golf Resort and Spa which is a 5 Star Resort that has over 1 million annual tourists

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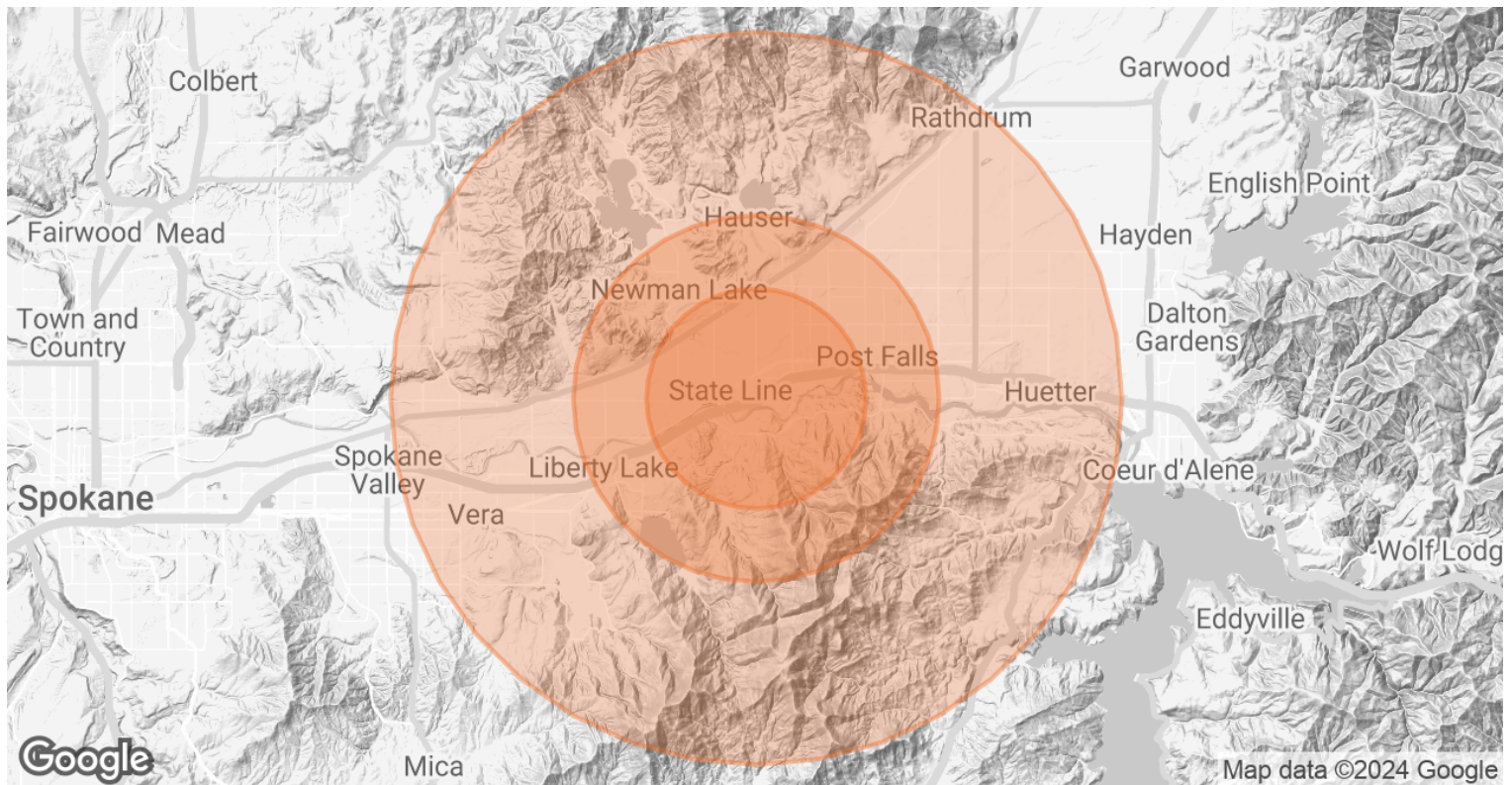
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	12,446	42,810	138,286
<b>AVERAGE AGE</b>	38.7	36.6	39.4
<b>AVERAGE AGE (MALE)</b>	39.5	36.9	38.4
<b>AVERAGE AGE (FEMALE)</b>	36.5	35.7	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,619	15,951	56,817
<b># OF PERSONS PER HH</b>	2.7	2.7	2.4
<b>AVERAGE HH INCOME</b>	\$72,812	\$78,185	\$77,939
<b>AVERAGE HOUSE VALUE</b>	\$256,085	\$275,709	\$287,917

\* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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