

FORMER SHOPKO

Lease Rate: \$6.00 PSF + NNN Building Size: ±94,684 SF

Lot Size: ±8.94 AC

Parcel #: RPL355W0083179A

CHRIS BELL, BROKER 509.622.3538 cbell@naiblack.com

CHAD CARPER, BROKER 509.755.7572 chad.carper@kiemlehagood.com



RETAIL SPACE

2120 Thain Grade Lewiston, ID 83501

View Location $\rightarrow \frac{j}{2}$



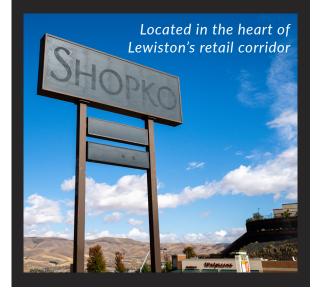
LEASE DETAILS

Lease Rate: \$6.00 PSF + NNN Building Size: 94,684 SF Total Lot Size: 8.94 AC

Parcel #: RPL355W0083179A

Year Built: 1984

- Great Location in Heavy Retail Area
- High Traffic
- Zoned C6 Commercial















CO-TENANTS











DEMOGRAPHICS 2



EST POPULATION 2023
PROJECTED POP 2028
EST DAYTIME POP
2023 AVERAGE HHI
2023 MEDIAN HHI

1MI	3МІ	5MI
8,625	40,508	59,030
9,446	42,734	62,328
7,119	30,769	41,436
\$88,597	\$92,544	\$101,744
\$63,682	\$67,710	\$73,270



AVERAGE DAILY TRAFFIC

THAIN GRADE | ±20,504 ADT



COMMERCIAL BUILDING

CHAD CARPER, BROKER 509.755.7572 chad.carper@kiemlehagood.com

KIEMLEHAGOOD

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CHRIS BELL, BROKER 509.622.3538 cbell@naiblack.com



OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400 SPOKANE, WA 99201

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