

SPACE FOR LEASE



COMMERCIAL BUILDING

2120 Thain Grade
Lewiston, ID 83501

FORMER SHOPKO

Lease Rate: \$6.00 PSF + NNN

Building Size: ±94,684 SF

Lot Size: ±8.94 AC

Parcel #: RPL355W0083179A

CHAD CARPER, BROKER
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KIEMLEHAGOOD

CHRIS BELL, BROKER
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NAI Black

RETAIL SPACE

2120 Thain Grade
Lewiston, ID 83501

View
Location →



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



*Located in the heart of
Lewiston's retail corridor*

CO-TENANTS

2120 Thain Grade
Lewiston, ID 83501



RETAIL SPACE

2120 Thain Grade
Lewiston, ID 83501



DEMOGRAPHICS



	1MI	3MI	5MI
EST POPULATION 2023	8,625	40,508	59,030
PROJECTED POP 2028	9,446	42,734	62,328
EST DAYTIME POP	7,119	30,769	41,436
2023 AVERAGE HHI	\$88,597	\$92,544	\$101,744
2023 MEDIAN HHI	\$63,682	\$67,710	\$73,270

TRAFFIC



AVERAGE DAILY TRAFFIC
THAIN GRADE | ±20,504 ADT



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OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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