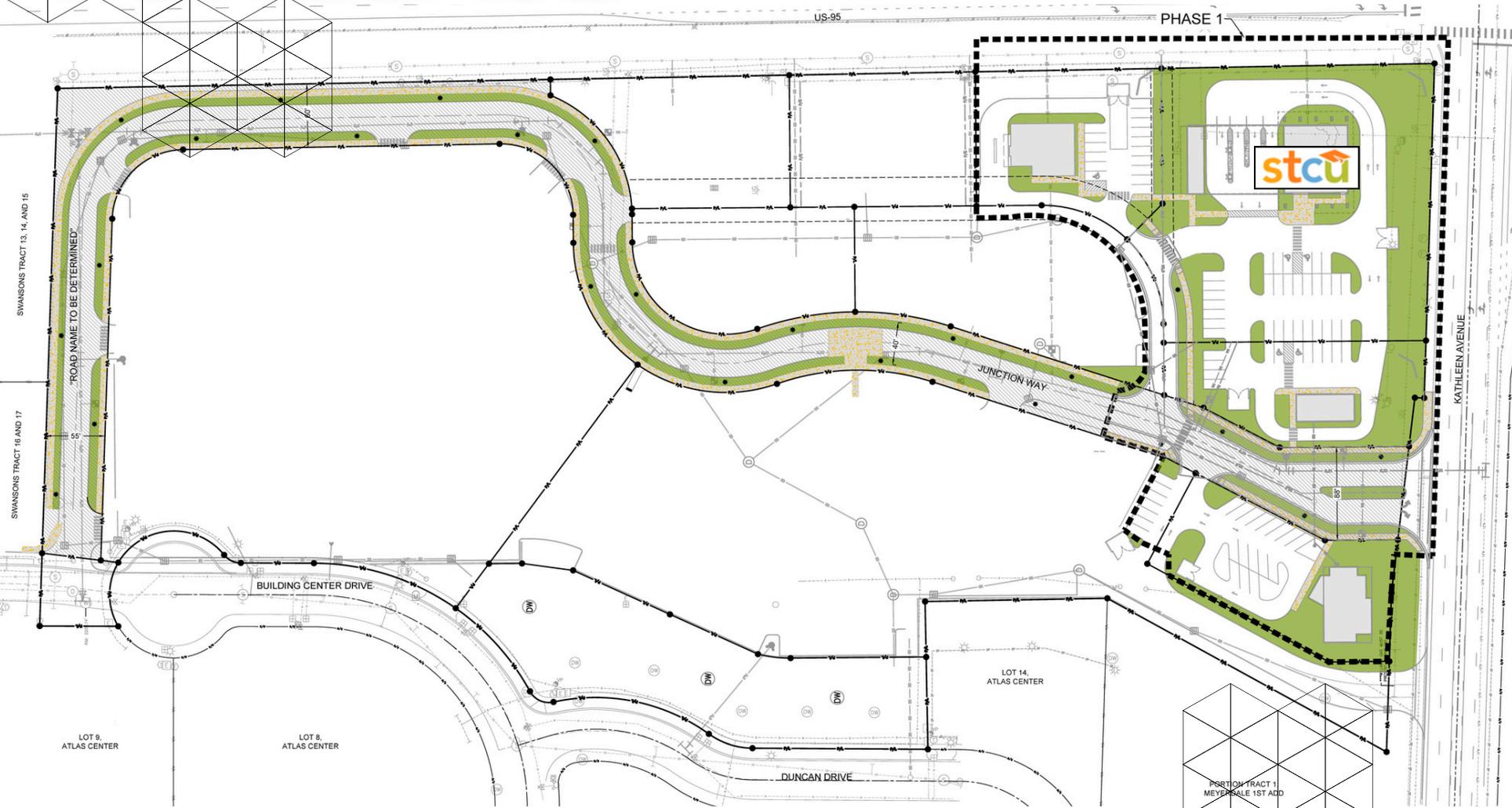


FOR LEASE

KIEMLEHAGOOD



RETAIL DEVELOPMENT

505 W Kathleen Avenue | Coeur d'Alene, ID 83815

CARL GUENZEL

D | 509.755.7543

carl.guenzel@kiemlehagood.com

COEUR D'ALENE'S NEWEST RETAIL DEVELOPMENT

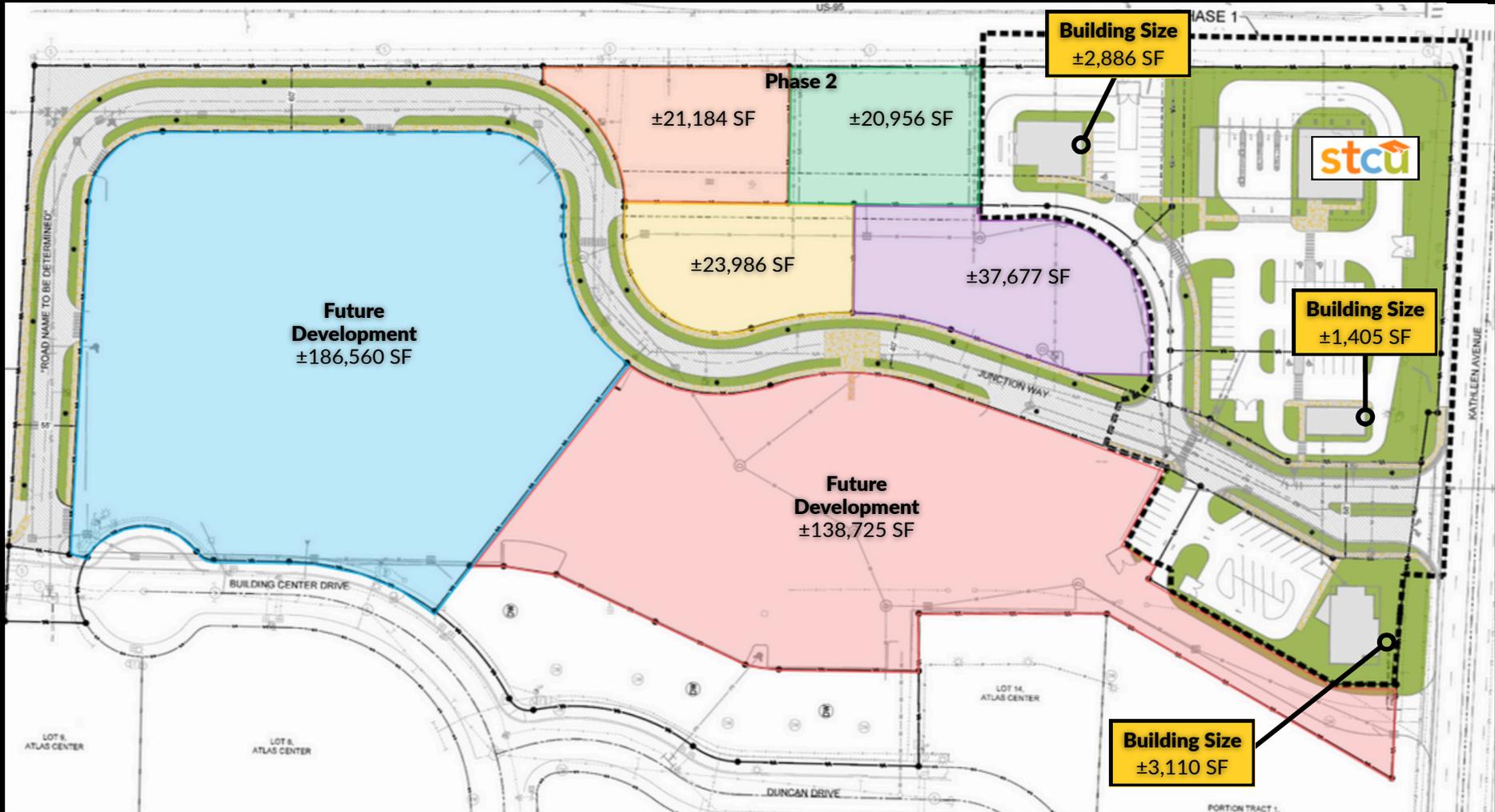
505 W Kathleen Avenue
Coeur d'Alene, ID 83815

This ±15.89-acre development is positioned at the highly trafficked, lighted intersection of Kathleen Avenue and Highway 95, just 9 minutes north of downtown Coeur d'Alene, Idaho. The site offers exceptional exposure and accessibility and is designed to accommodate a dynamic mix of uses, including retail space, freestanding retail pads with drive-thru capabilities, and future development.

The project benefits from strong traffic counts of approximately ±35,764 vehicles per day on Highway 95 and ±14,019 vehicles per day on West Kathleen Avenue, making it an ideal location for national, regional, and local retailers. Abundant on-site parking, excellent ingress and egress, and opportunities for outdoor seating further enhance the appeal for restaurants, service users, and experiential retail concepts.

This high-profile location provides a rare opportunity to secure space within a growing, mixed-use environment designed for long-term success.







POPULATION
1 MILE
8,921



AVERAGE INCOME
1 MILE
\$75,101



MEDIAN AGE
1 MILE
38.9



POPULATION
3 MILE
63,620



AVERAGE INCOME
3 MILE
\$98,960



MEDIAN AGE
3 MILE
39.8



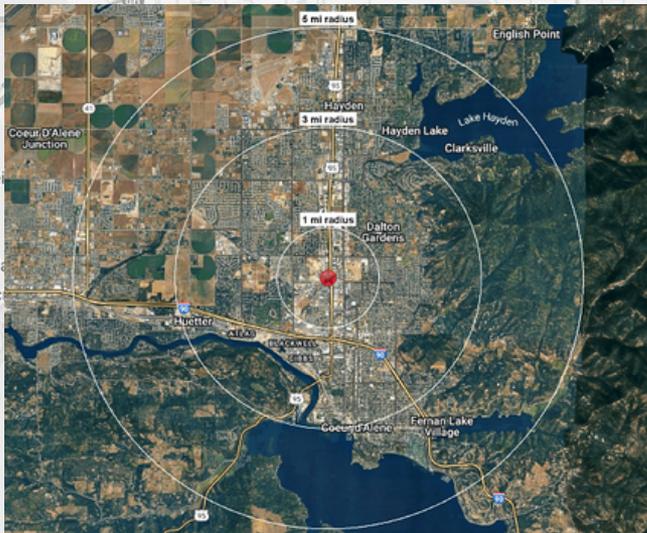
POPULATION
5 MILE
91,936



AVERAGE INCOME
5 MILE
\$104,803



MEDIAN AGE
5 MILE
40.7



DISTANCE & DRIVE TIMES

Downtown Coeur d'Alene, ID
±3 Miles | 9 Minutes

Lewiston, ID
±116 Miles | 2 Hour, 7 Minutes

Spokane International Airport
±38 Miles | 39 Minutes

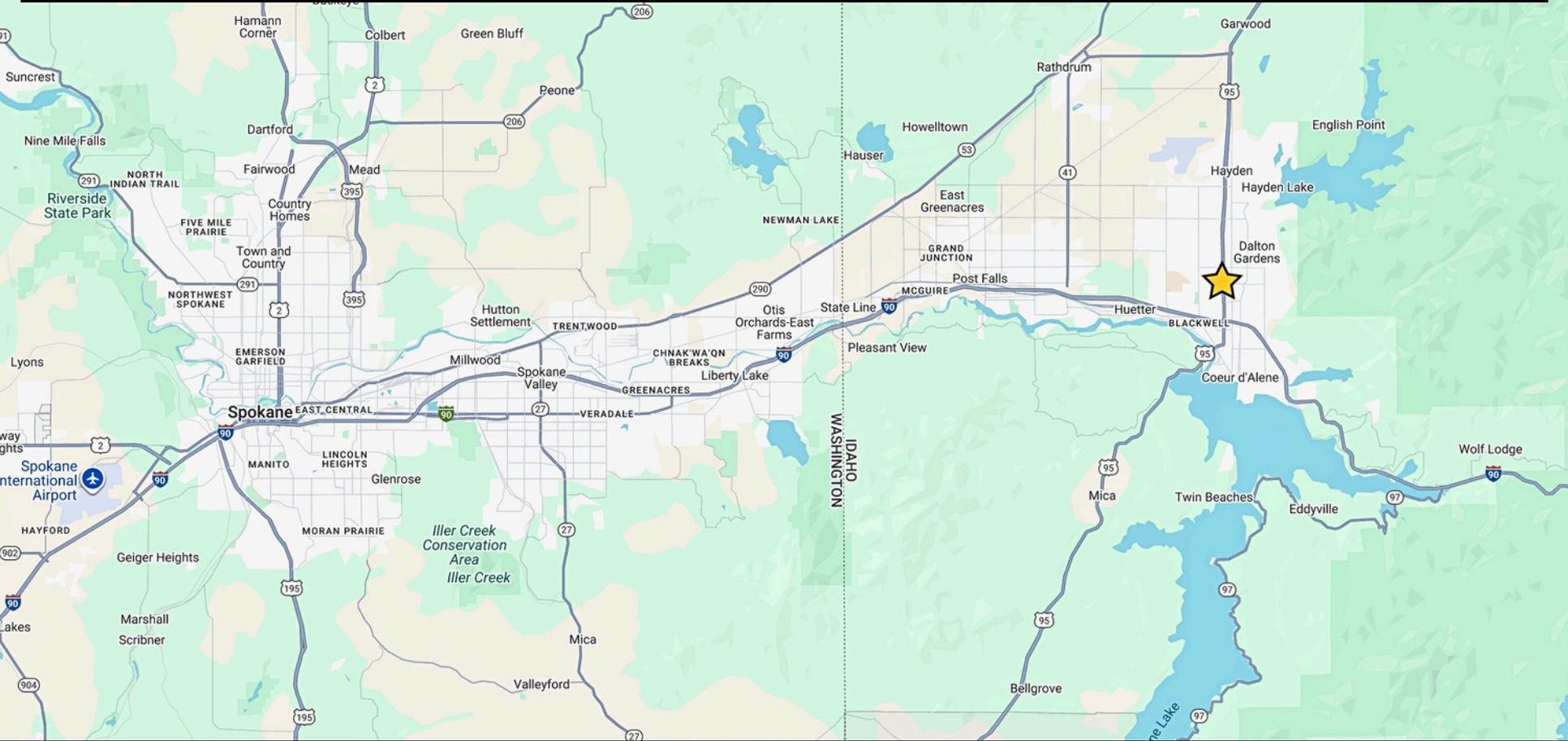
Sandpoint, ID
±43 Miles | 49 Minutes

Missoula, MT
±167 miles | 2 Hours, 40 Minutes

VIEW LOCATION



RETAIL DEVELOPMENT FOR LEASE



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CARL GUENZEL

D | 509.755.7543

carl.guenzelkiemlehagood.com

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