

GROUND LEASE

Marshall Clark

(509) 994-7331

marshall@clarkpacific.net

Visit us: <https://clarkpacific.net>
(509) 325-3333
clark@clarkpacific.net
Fax: (509) 325-4534
2320 N Atlantic St. Ste 100
Spokane WA 99205

PRIME RETAIL LOCATION CORNER OF GOVERNMENT WAY & PRAIRIE AVE Dalton Gardens, ID

LEASE PRICE

\$7,543 Mo NNN

LOT SIZE

45,263 SF ±

TRAFFIC COUNT

30,500 ± ADT

Government Way & Prairie Ave combined

HIGHLIGHTS

- Excellent corner retail location with high visibility
- Signalized intersection with busy traffic
- Suitable for retailers with Drive Through needs
- Located between the city of Coeur D'Alene and Hayden
- Sewer stubbed in and sewer assessment paid

DETAILS

- Lot dimensions: 155' ± East/ West by 300' ± North/ South
- Taxes: \$3,017.75 (2024)
- Parcel # D9800006014A
- Zoning: Commercial

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,923	49,923	75,153
Median HH Income	\$58,181	\$42,935	\$42,589

