

# FOR SALE

8680

## MULTI-TENANT BUILDING

8680 N Wayne Drive | Hayden, ID 83835

**KIEMLEHAGOOD**

**PAT EBERLIN**

D | 208.215.1375

pat.eberlin@kiemlehgood.com

**MARY KIENBAUM**

D | 208.770.2589

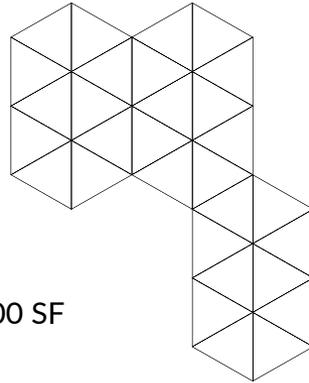
mary.kienbaum@kiemlehgood.com

# MULTI-TENANT BUILDING FOR SALE

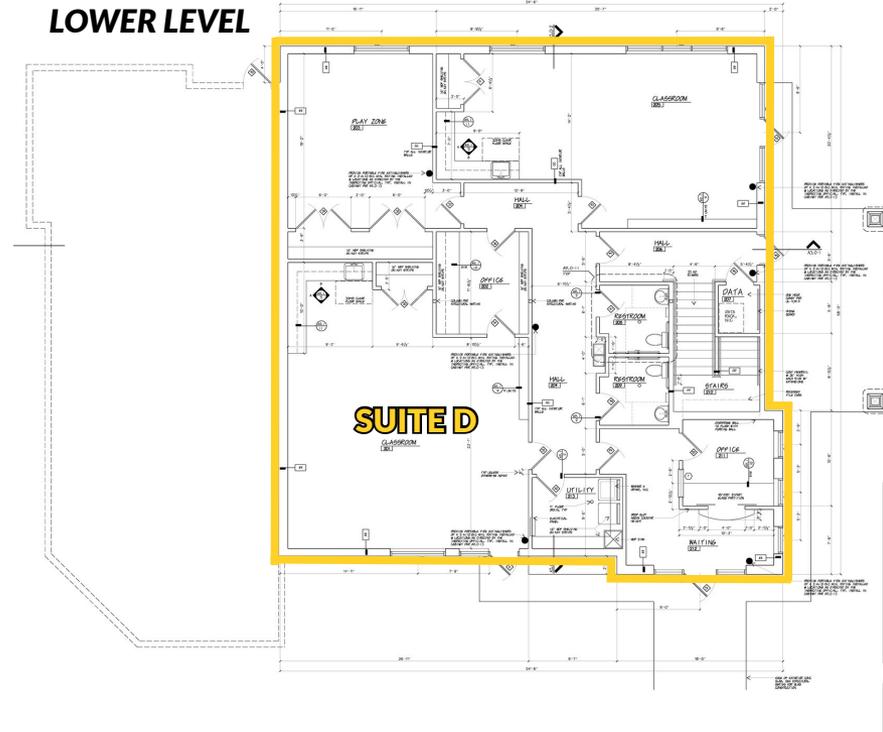
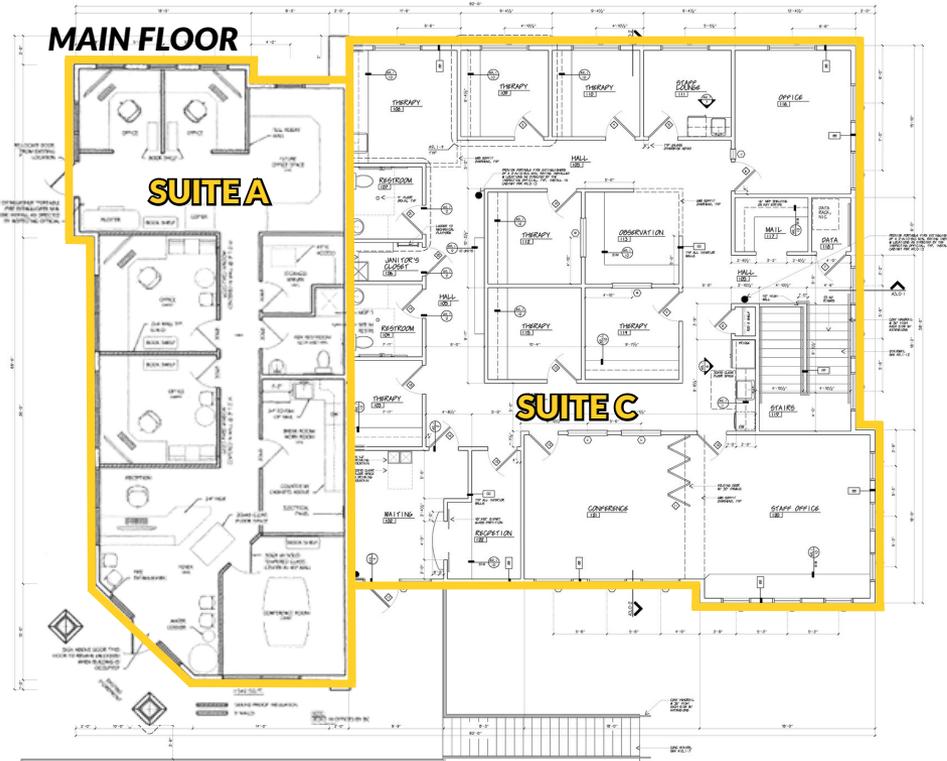
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Hayden, ID 83835

**OFFERING PRICE**    **\$2,269,000 (\$299.42 PSF)**

**TOTAL BUILDING SIZE**    | ±7,578 SF  
**AVAILABLE SPACE**        | ±4,601 - ±7,578 SF  
**TOTAL LOT SIZE**            | ±31,585 SF (±0.7251 AC )  
**PARCEL NO**                 | HK0410020040  
**AIN NO.**                     | 310164  
**ZONING**                     | Hayden - C Commercial  
**YEAR BUILT**                | 2011  
**PARKING**                    | Approx. 5.25 spaces per 1,000 SF



- Multi-tenant office building
- Owner-user opportunity
- Central Hayden Location
- Surrounding area: office and medical office users
- Outdoor fenced grass area in back of building
- Building signage and monument signage available
- Building Formerly Occupied by: Inspired Child Preschool & Learning Center, Brave Connections Mental Health Therapy
- Building currently occupied by: Syringa Family Partnership LLC.



**BUILDING BREAKDOWN**

**SUITE A (Upper Level) | ±1,624 SF**

- 2 Offices
- Breakroom
- Conference Room
- Open Area
- Reception

**SUITE C (Upper Level) | ±2,977 SF**

- 8 Offices
- Breakroom
- Conference Room
- 2 Restrooms
- Reception

**SUITE D (Lower Level) | ±2,977 SF**

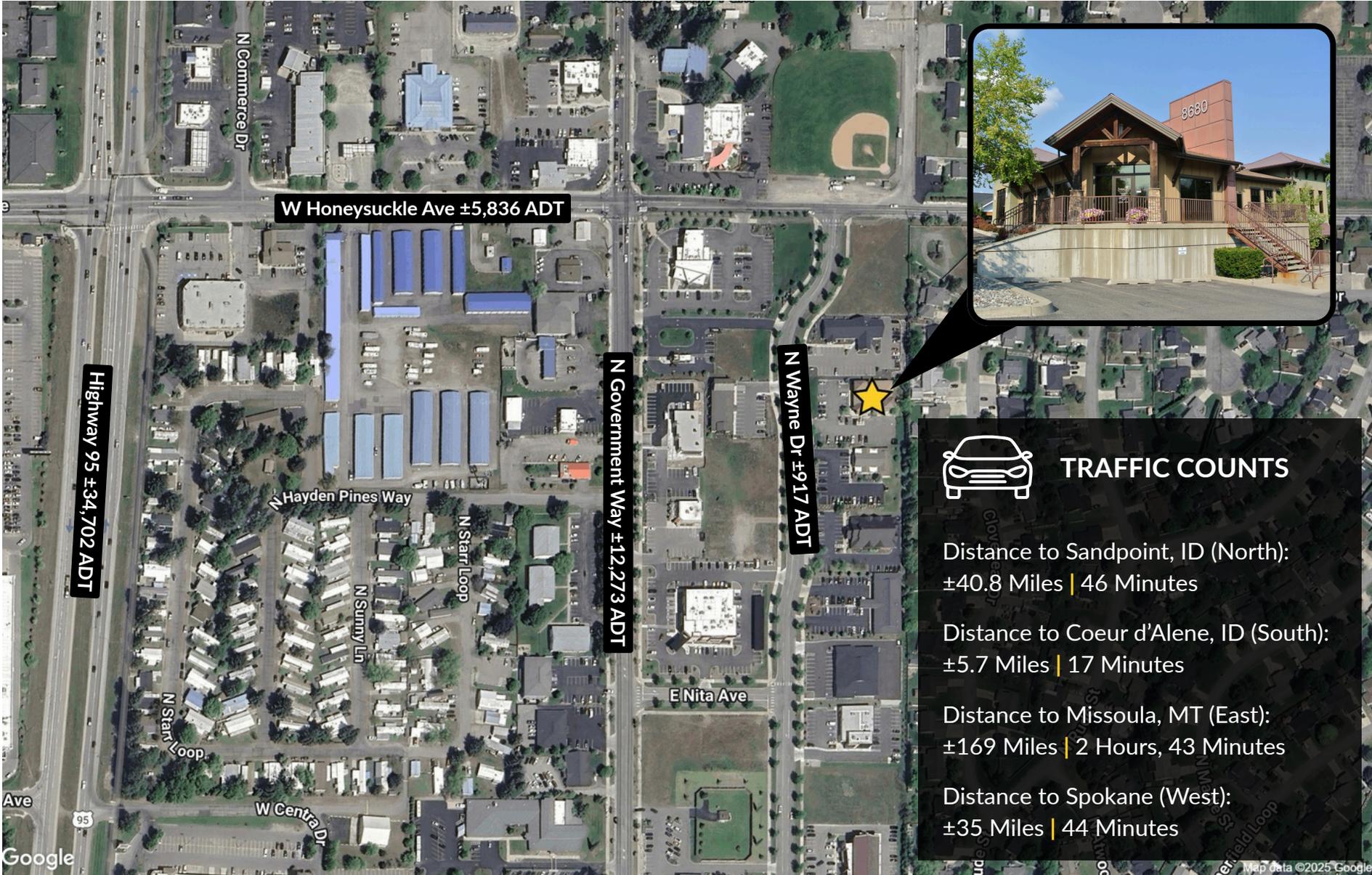
- 3 Large rooms
- 1 Office
- 2 Restrooms
- Washer/Dryer hookup
- Reception







DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	6,936	49,065	83,097
PROJ. POPULATION 2030	7,036	51,508	88,670
MEDIAN AGE	45.6	41.6	40.1
2025 AVERAGE HHI	\$102,935	\$110,605	\$103,907
2025 MEDIAN HHI	\$81,807	\$88,214	\$80,802



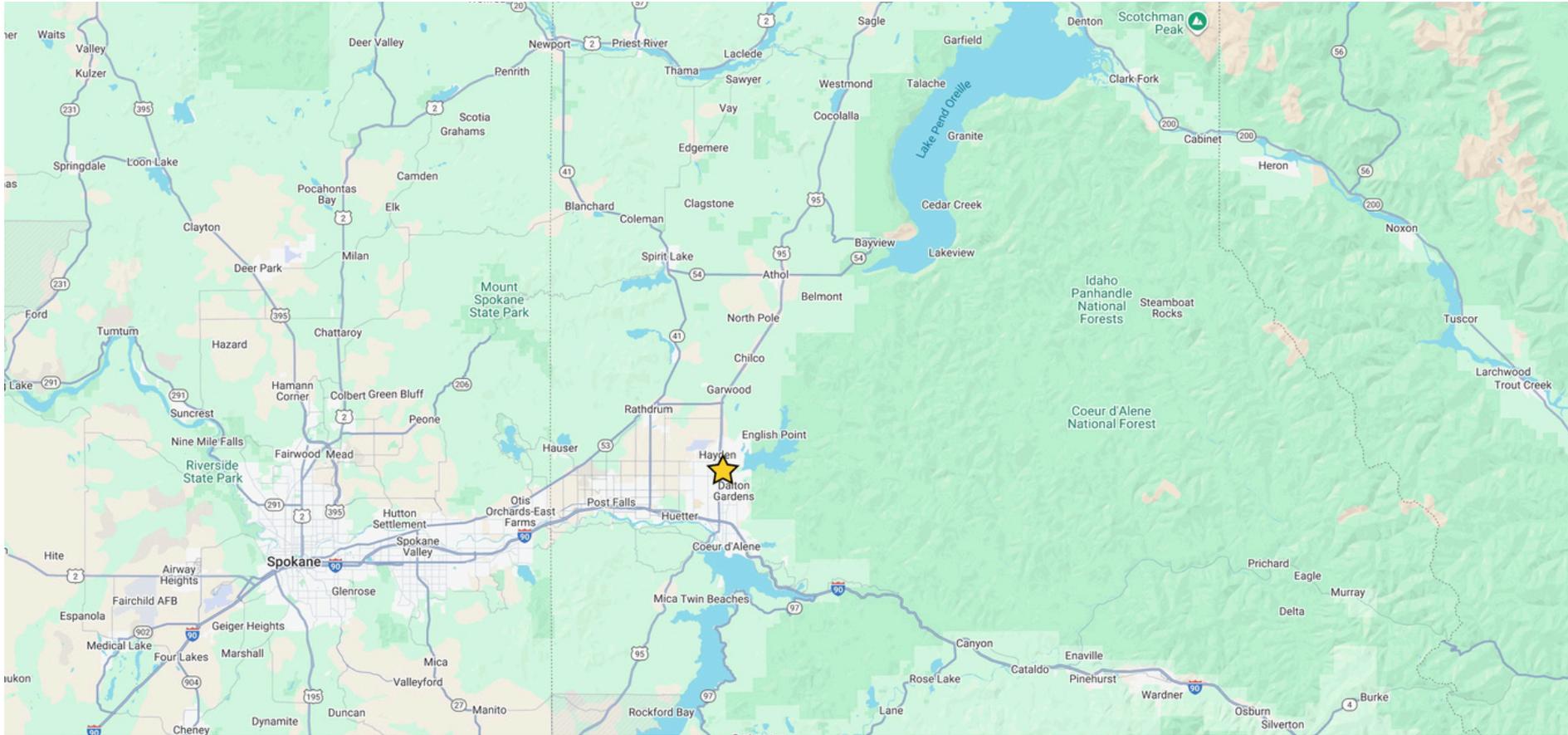
**TRAFFIC COUNTS**

Distance to Sandpoint, ID (North):  
±40.8 Miles | 46 Minutes

Distance to Coeur d'Alene, ID (South):  
±5.7 Miles | 17 Minutes

Distance to Missoula, MT (East):  
±169 Miles | 2 Hours, 43 Minutes

Distance to Spokane (West):  
±35 Miles | 44 Minutes



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