



# EARLY DAWN COMMERCIAL CENTER

NEW RETAIL/FLEX BUILDING | 4129 E EARLY DAWN AVENUE | POST FALLS, ID 83854



## 3 MONTHS OF FREE BASE RENT!\*

\*EXCLUSIVE TO BLDG B & C - INCENTIVE REQUIRES A 3-YEAR CONTRACT MINIMUM

CONTACT



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KIEMLEHAGOOD

HIGHLIGHTS



Now leasing three brand new buildings along Highway 41 in Post Falls.

Retail space and flex industrial space available.

Excellent visibility and access from Highway 41 (19,000 VPD).

**Rare landlord offering! \$25/SF TI allowance & additional \$25/SF amortized TI allowance. \***

*\*TI allowance offering for retail space only.*

DETAILS



SPACE	SIZE	RATE
BLDG A	1,933- 5,889 SF	\$27.00/SF/YR
BLDG B&C	2,400 - 9,600 SF	\$15.00/SF/YR

<b>Lease Type:</b>	NNN
<b>Zoning:</b>	C-17
<b>Clear Height:</b>	14' OH

UPDATED: 2.11.2026

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## CLASS A FINISHES



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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT

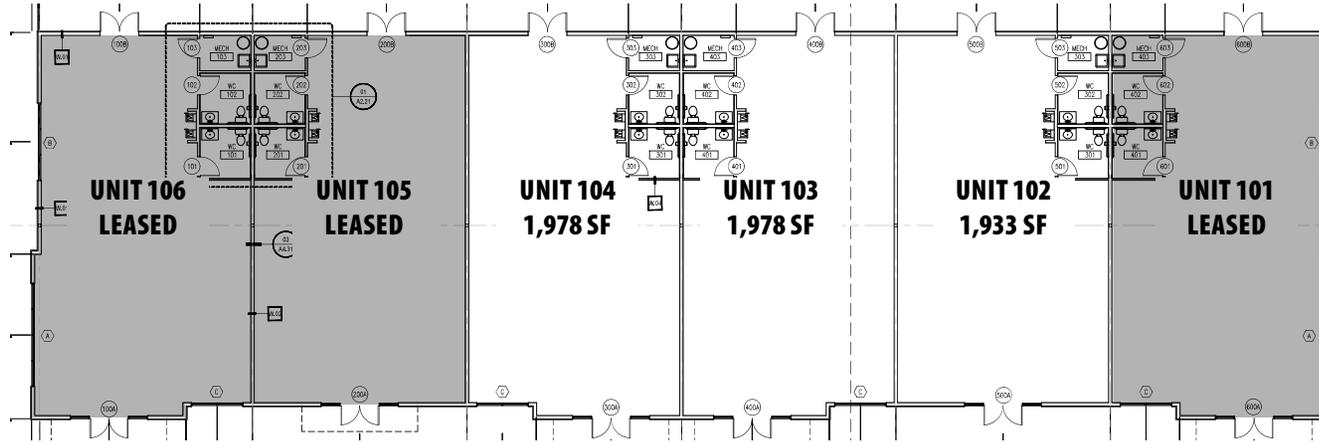


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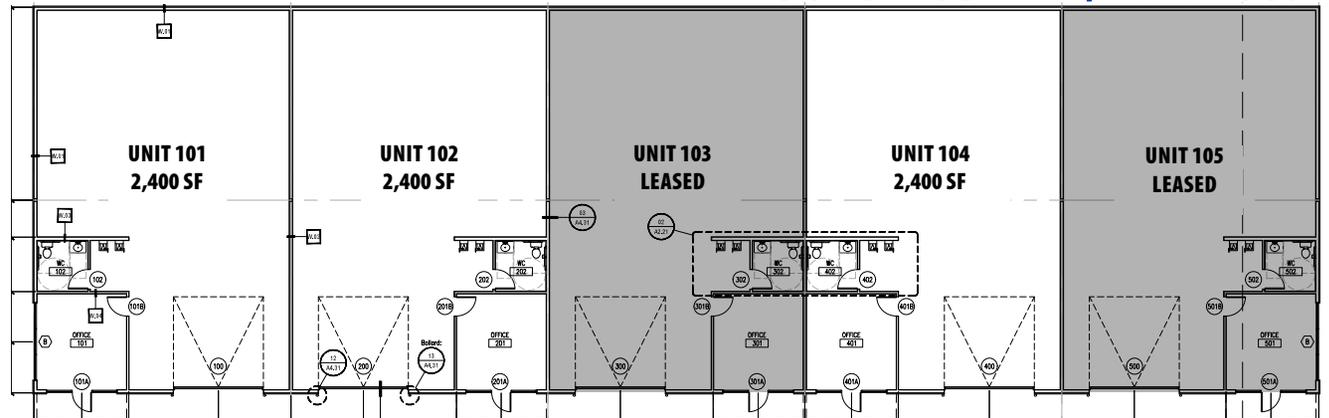
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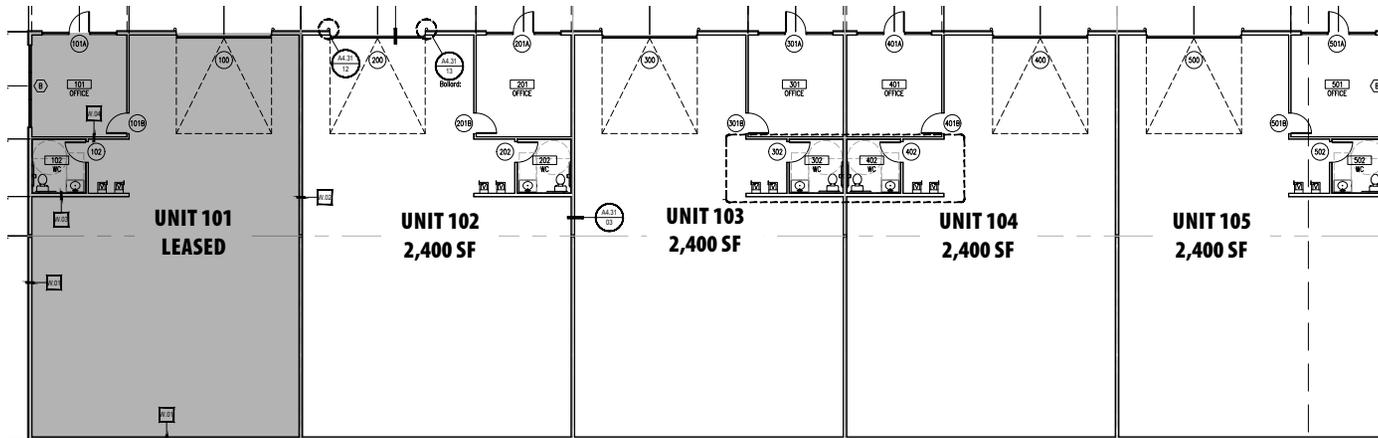
# BUILDING A - RETAIL



# BUILDING B - FLEX/WAREHOUSE



# BUILDING C - FLEX/WAREHOUSE



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# LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



SUN RENTAL CENTER

EXPRESSIONS SCHOOL OF PERFORMING ARTS

**BLDG A**  
RETAIL

LEFT-HAND TURNING LANE  
SB TRAFFIC

**BLDG C**  
FLEX INDUSTRIAL

BLUEGRASS FARMS APARTMENTS

**BLDG B**  
FLEX INDUSTRIAL

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1 MILE RADIUS



POPULATION  
**8,280**



HISTORIC ANN. GROWTH  
**1.3%**



AVG. HOUSEHOLD INC.  
**\$90,720**

3 MILE RADIUS



POPULATION  
**44,575**



HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$95,313**

5 MILE RADIUS



POPULATION  
**90,086**

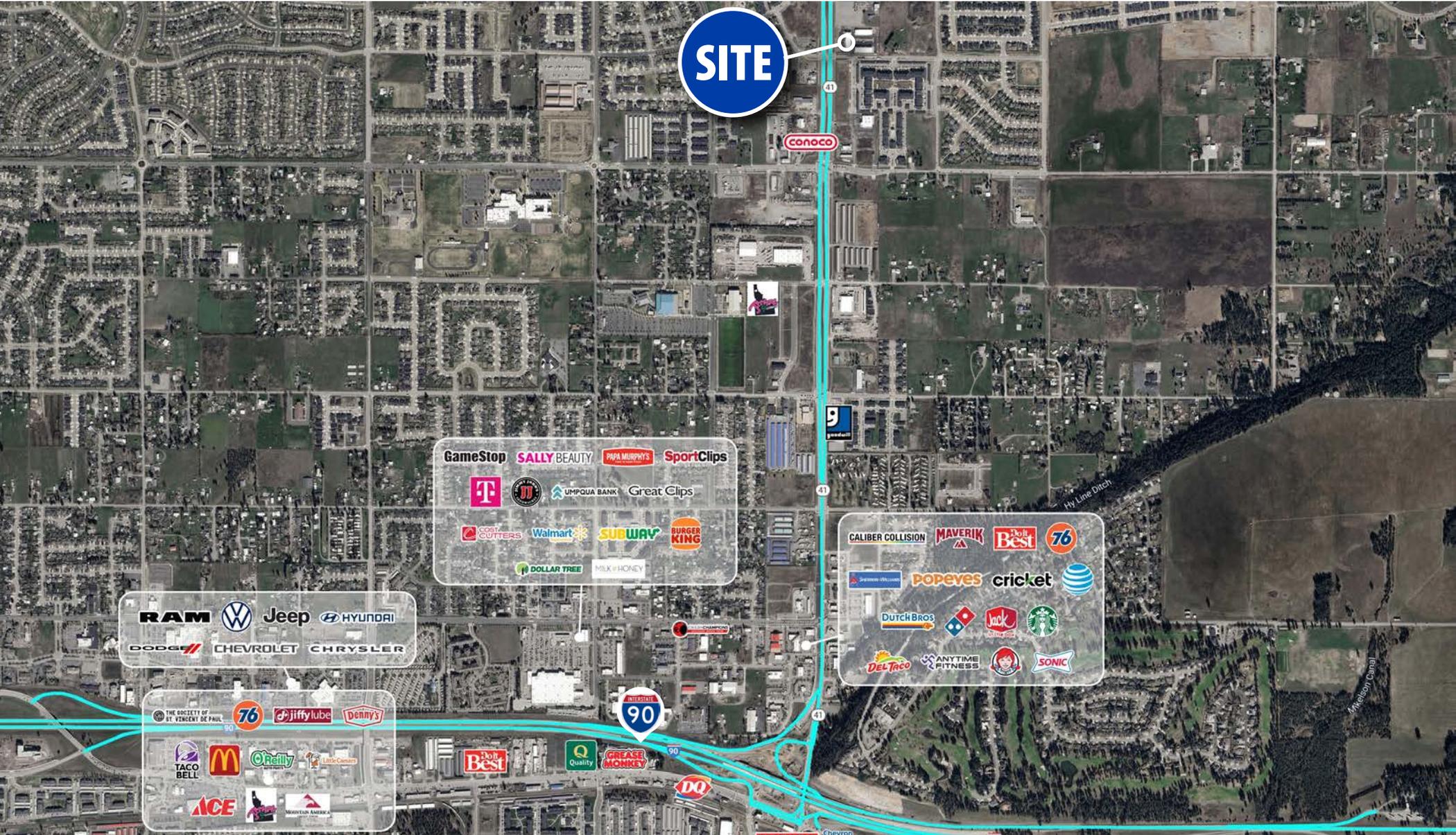


HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$96,106**

**SITE**



GameStop SALLY BEAUTY PAPA MURPHY'S SportClips

T Mobile Umpqua Bank Great Clips

Cost Cutters Walmart Subway Burger King

Dollar Tree Milk & Honey

Caliber Collision MAVERIK Bob's Best 76

Pepeyes cricket AT&T

Dutch Bros Jack Starbucks

Del Taco Anytime Fitness Sonic

RAM VW Jeep HYUNDAI

DODGE CHEVROLET CHRYSLER

The Society of St. Vincent de Paul 76 Jiffy Lube Denny's

Taco Bell McDonald's O'Reilly's Ace Hardware

ACE

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# NEW I-90 INTERCHANGE



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