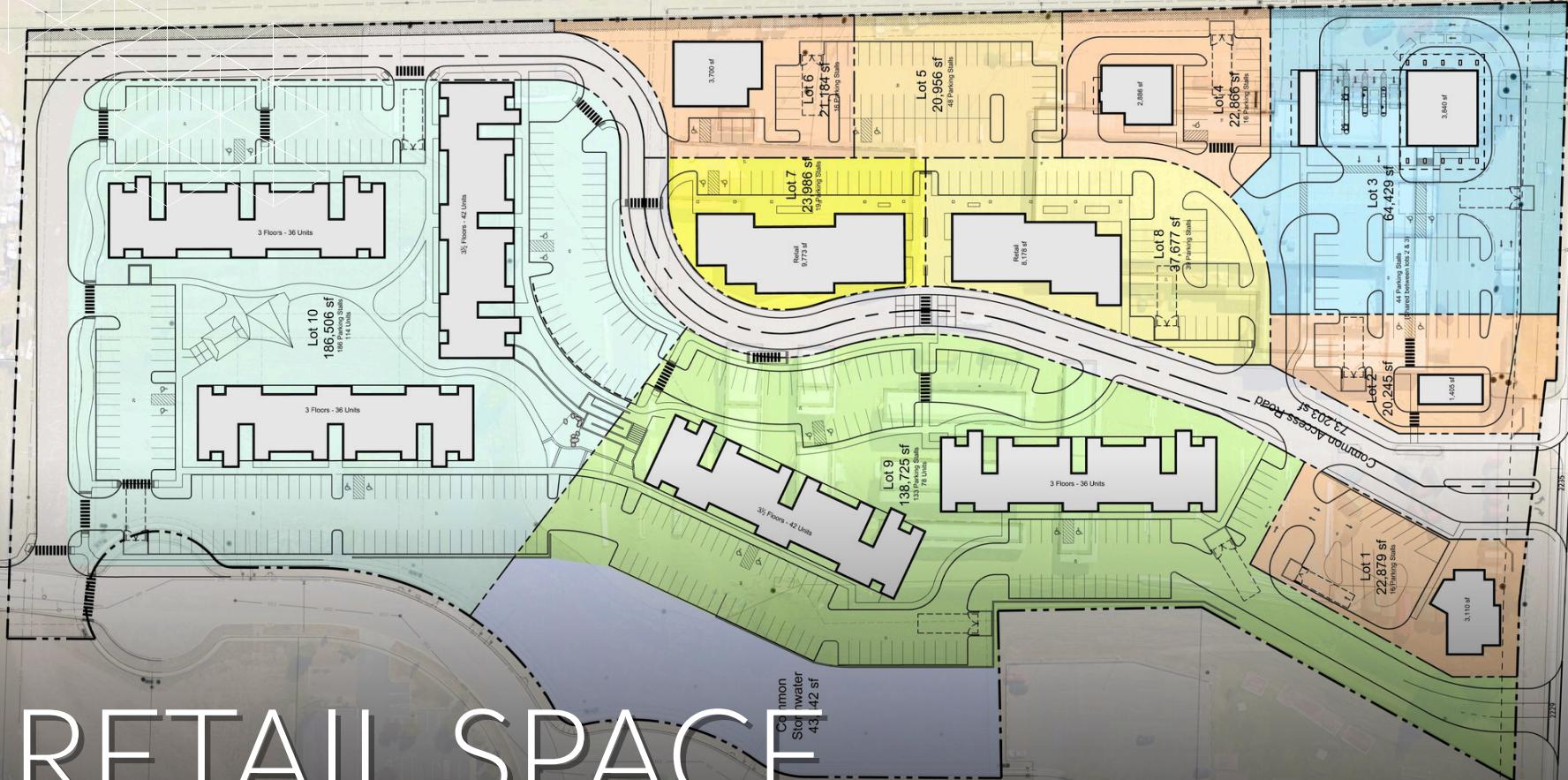


NEW MIXED-USE DEVELOPMENT



RETAIL SPACE FOR LEASE

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

[KIEMLE] HAGOOD

CARL GUENZEL

509.755.7543

carlg@kiemlehagood.com

PROJECT HIGHLIGHTS

505 W. Kathleen Avenue
Coeur d' Alene, Idaho 83815

COEUR D'ALENE'S NEWEST MIXED-USE DEVELOPMENT

The ± 15.89 -acre development will offer abundant parking, retail space (including retail pads with drive-thru), and residential units.

Located at the lighted intersection of Kathleen Avenue and Highway 95, this site sees an average daily traffic count of $\pm 49,900$ on Highway 95, and $\pm 15,000$ on West Kathleen Avenue.

$\pm 32,892$ SF of Retail Space (1,405-9,773 SF)

Retail pads with drive-thru available

Great access

Residential units

Outdoor seating

Pet friendly



MERCHANT PROXIMITY MAP

505 W. Kathleen Avenue
Coeur d' Alene, Idaho 83815



THE LOCATION

505 W. Kathleen Avenue
Coeurd'Alene, Idaho 83815

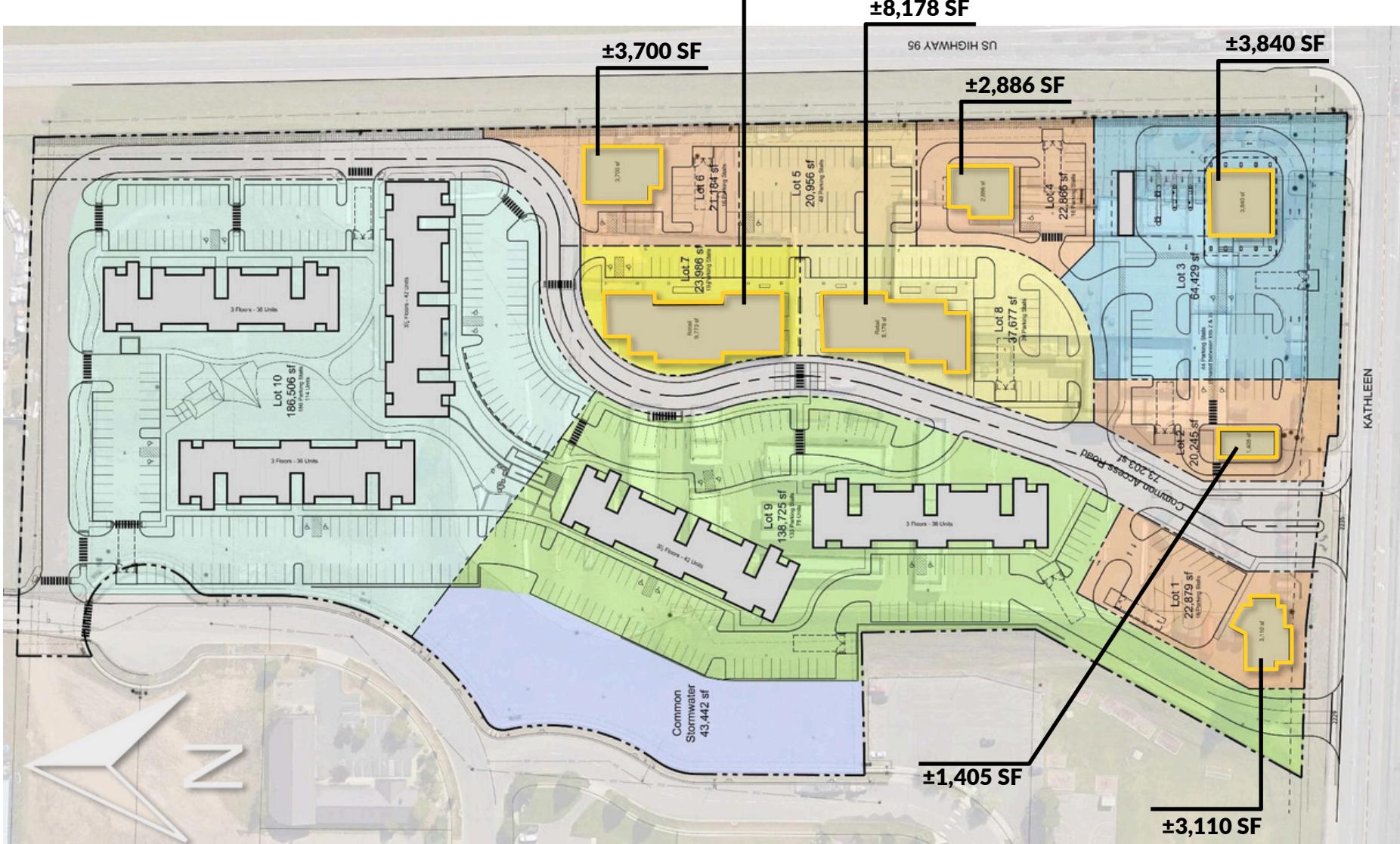


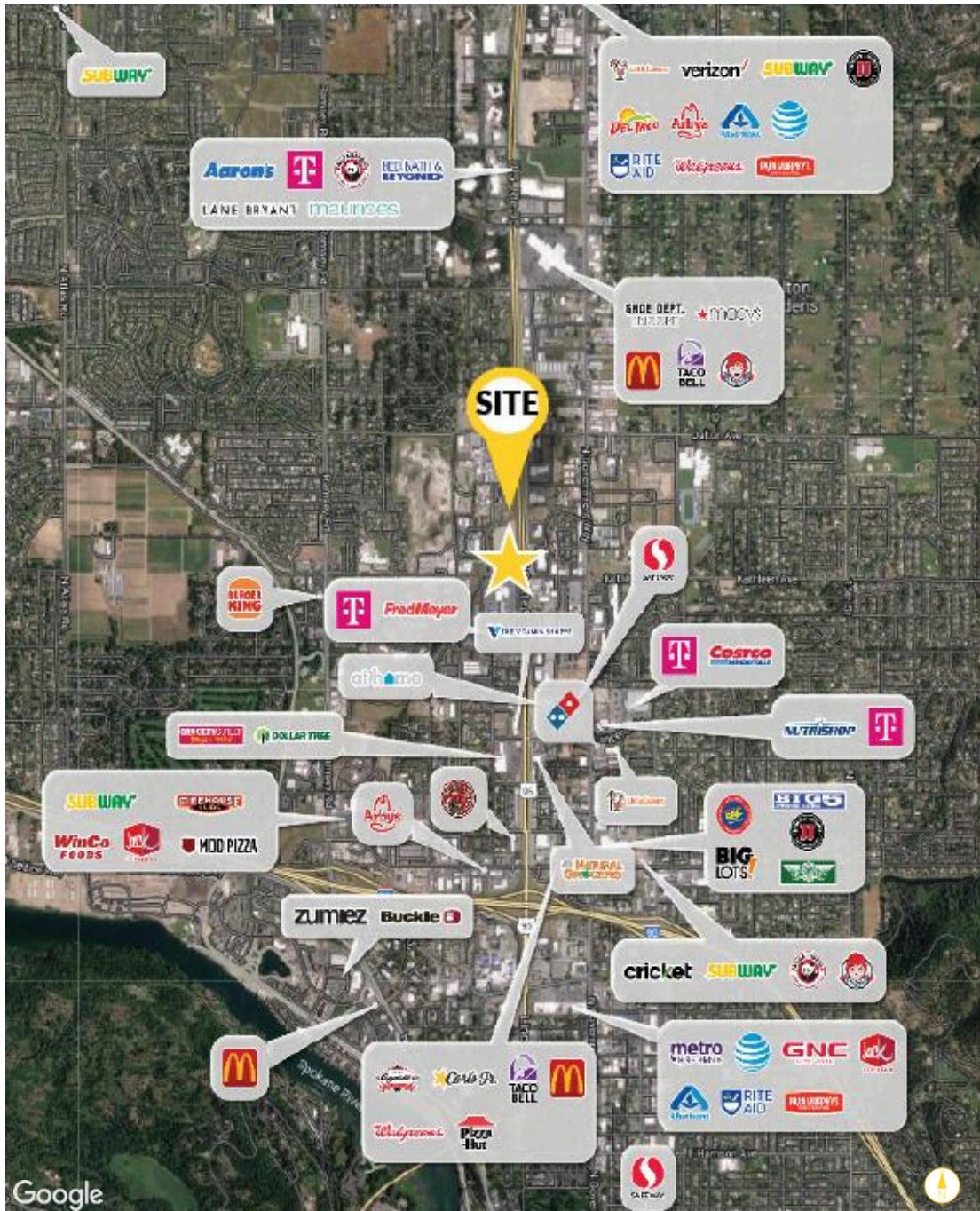
SITE PLAN

505 W. Kathleen Avenue
Coeurd'Alene, Idaho 83815

SPACE RANGE LEASE RATES

±1,405 SF up to 9,773 SF
Contact Listing Broker





BUILD-TO-SUIT & LANDLEASEOPTIONS

505 W.Kathleen Ave
Coeurd'Alene, ID

CARL GUENZEL, BROKER
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KIEMLE HAGOODY

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