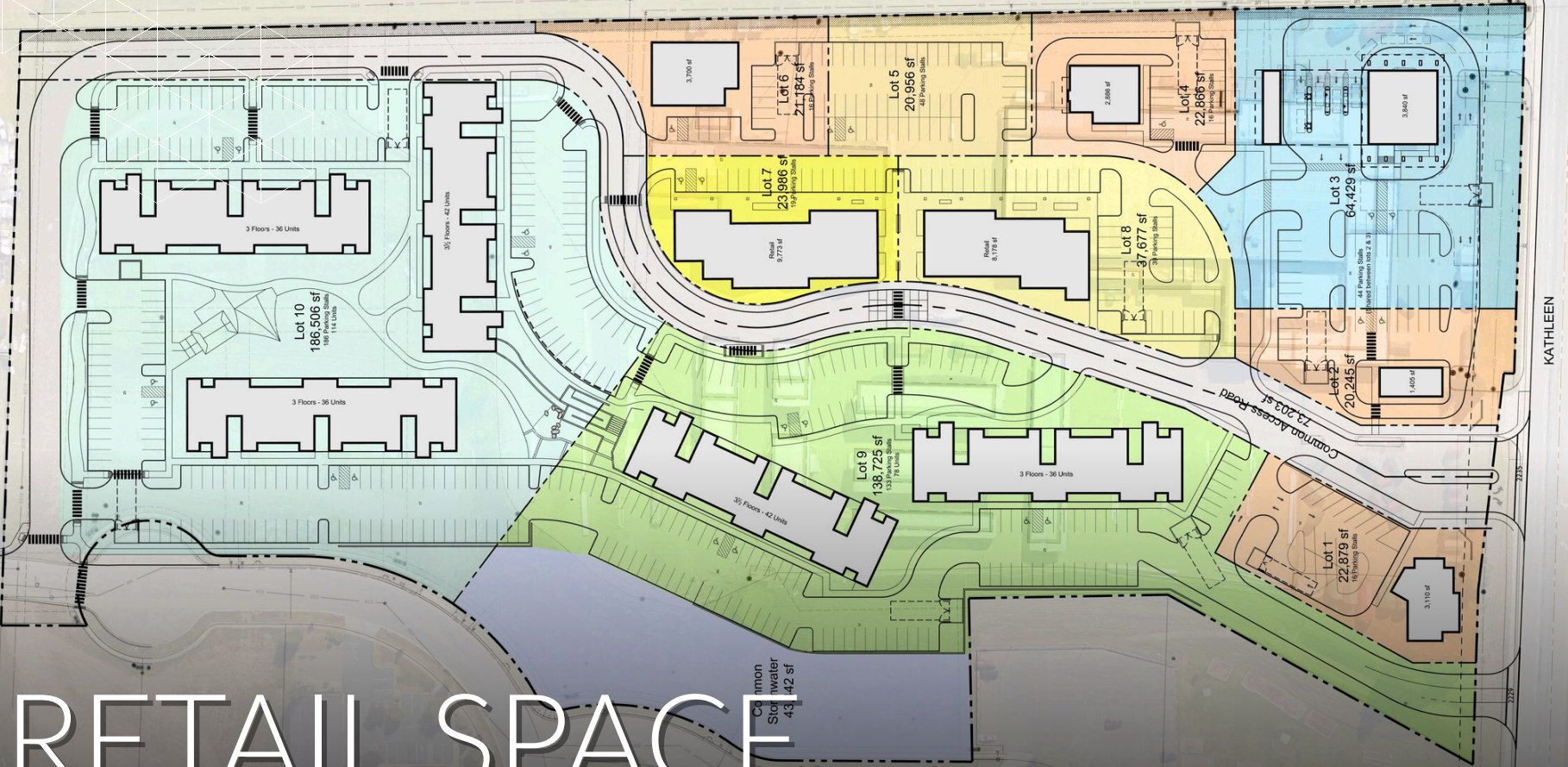


# NEW MIXED-USE DEVELOPMENT



## RETAIL SPACE FOR LEASE

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

**KIEMLEHAGOOD**

**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 ±49,900 on Highway 95, and ±15,000 on West Kathleen Avenue.

±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  
Coeur d'Alene, Idaho 83815



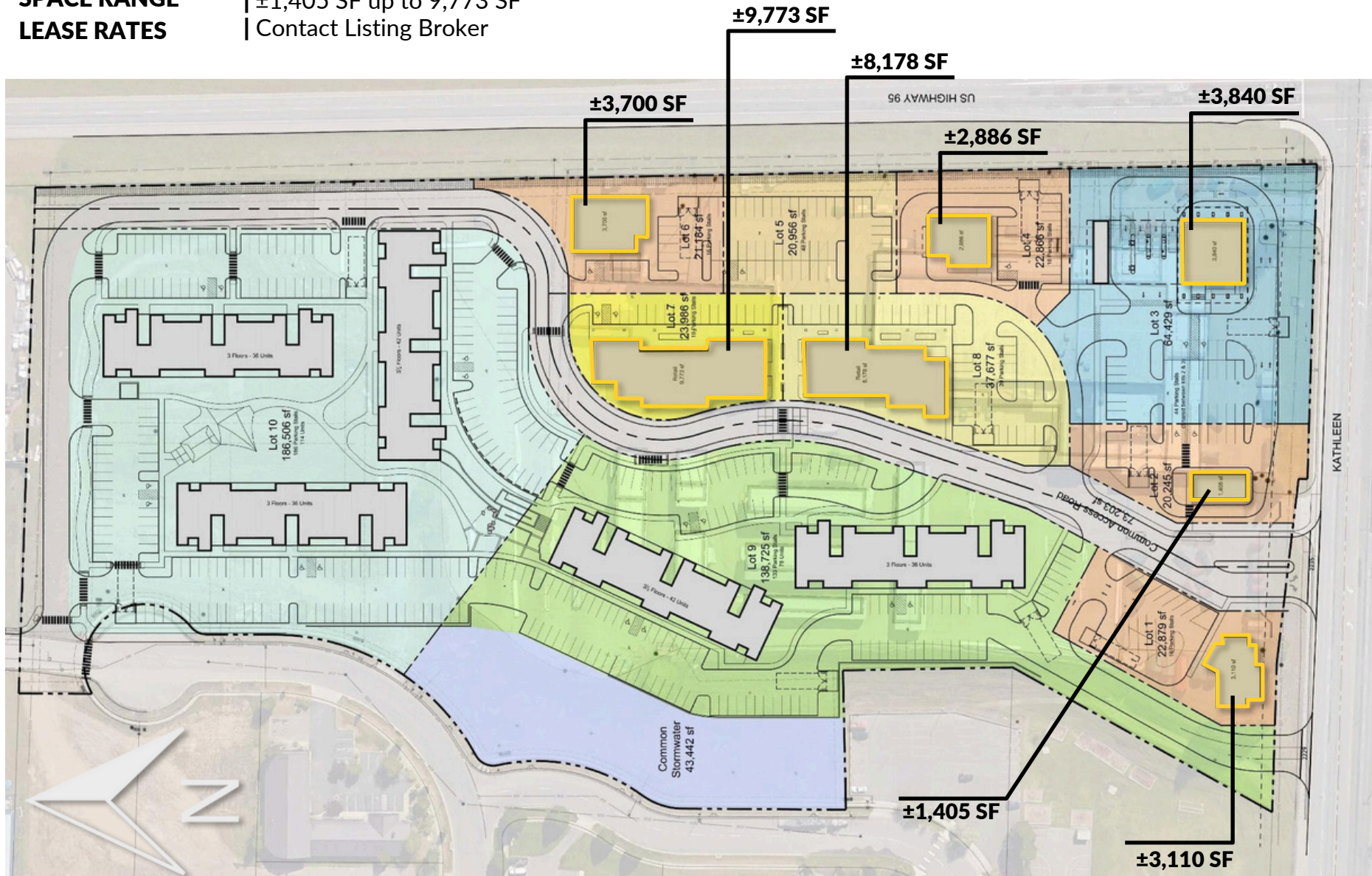


# SITE PLAN

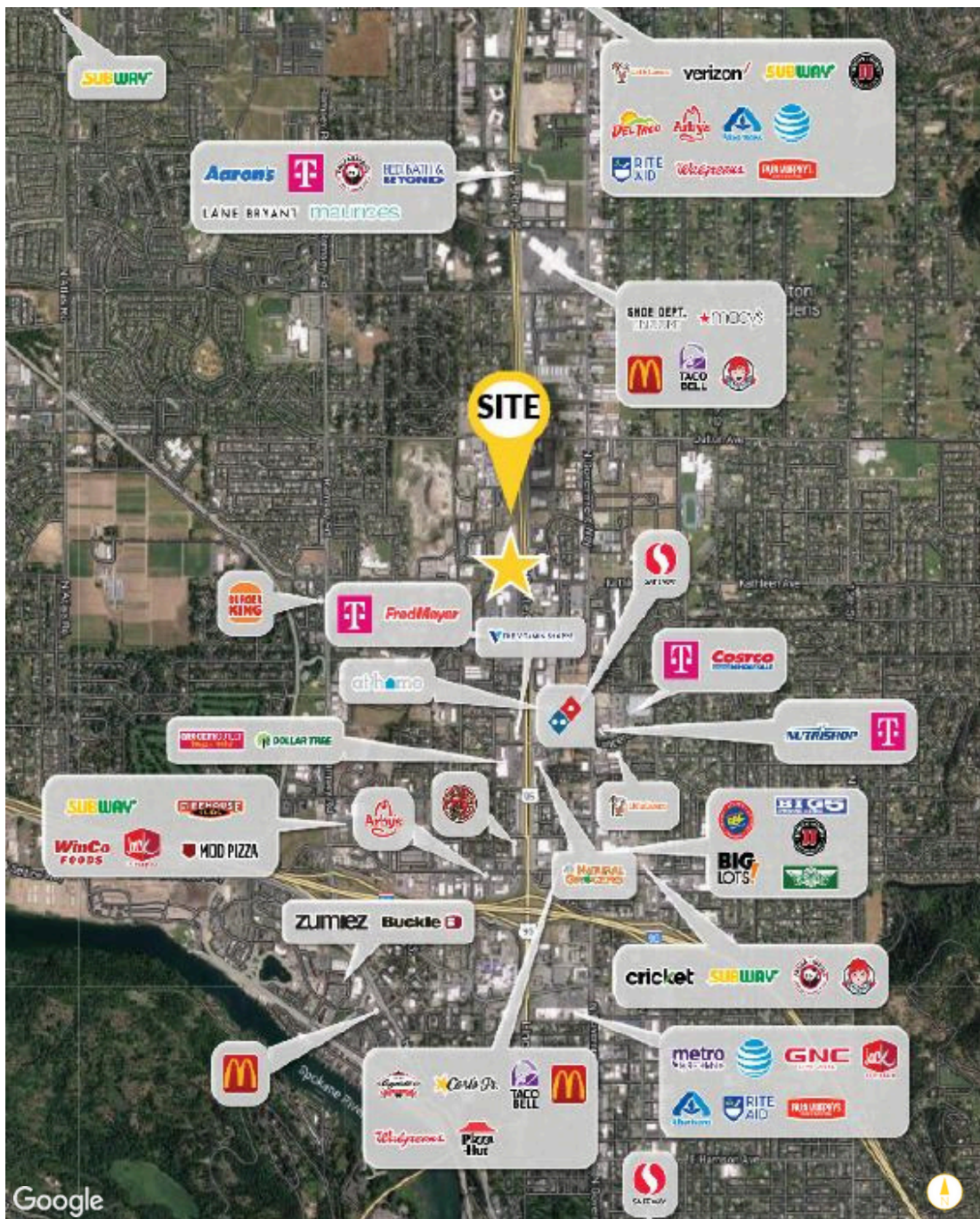
505 W. Kathleen Avenue  
Coeur d'Alene, Idaho 83815

**SPACE RANGE**  
**LEASE RATES**

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







# BUILD-TO-SUIT & LANDLEASEOPTIONS

505 W.Kathleen Ave  
Coeur d'Alene, ID

**CARL GUENZEL, BROKER**

509.755.7543

[carlg@kiemleahagood.com](mailto:carlg@kiemleahagood.com)

**KIEMLE  
HAGOOD**

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