

# FOR LEASE

## RETAIL

324 W LANCASTER- HAYDEN, ID  
SUITE D



### LANCASTER MARKET RETAIL CENTER

- Suite D SF:  $\pm 1,539$  SF
- Space Type: Retail/Office
- Excellent Signage along Lancaster

**LEASE RATE: \$1.85/SF/MO**  
**Modified Gross**



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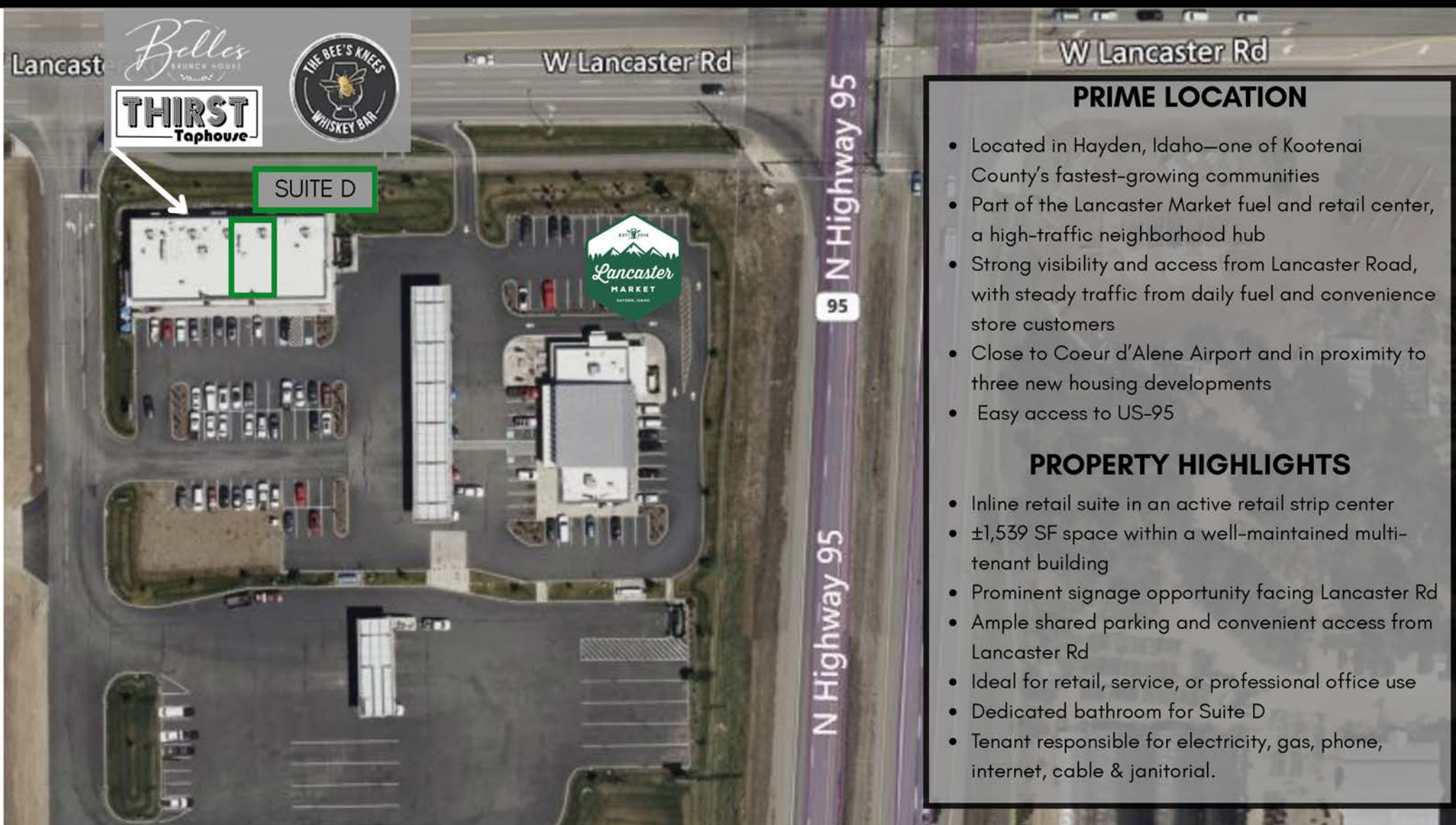
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JACKLIN  
REAL ESTATE

COMMERCIAL DIVISION



# LANCASTER MARKET



## PRIME LOCATION

- Located in Hayden, Idaho—one of Kootenai County's fastest-growing communities
- Part of the Lancaster Market fuel and retail center, a high-traffic neighborhood hub
- Strong visibility and access from Lancaster Road, with steady traffic from daily fuel and convenience store customers
- Close to Coeur d'Alene Airport and in proximity to three new housing developments
- Easy access to US-95

## PROPERTY HIGHLIGHTS

- Inline retail suite in an active retail strip center
- ±1,539 SF space within a well-maintained multi-tenant building
- Prominent signage opportunity facing Lancaster Rd
- Ample shared parking and convenient access from Lancaster Rd
- Ideal for retail, service, or professional office use
- Dedicated bathroom for Suite D
- Tenant responsible for electricity, gas, phone, internet, cable & janitorial.



# PHOTOS



**7FOLD**  
REALTY  
ADVISORS

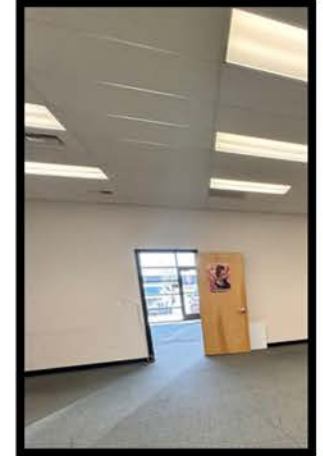
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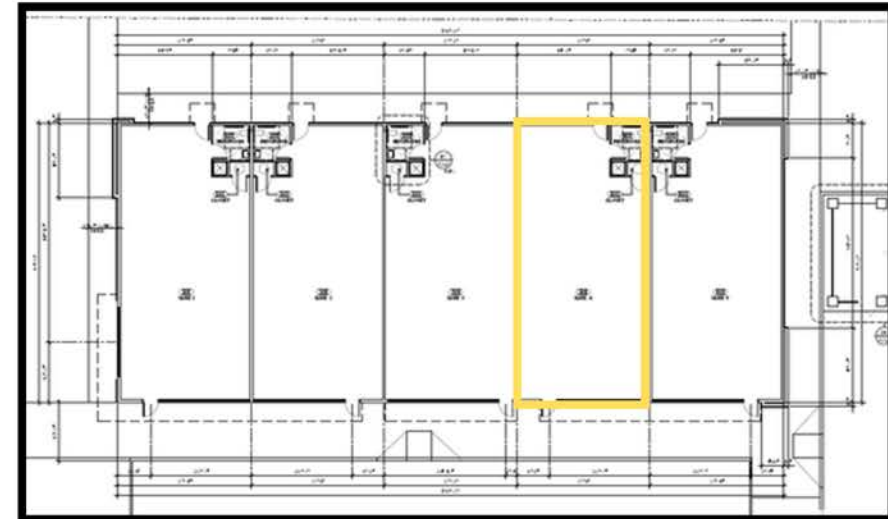
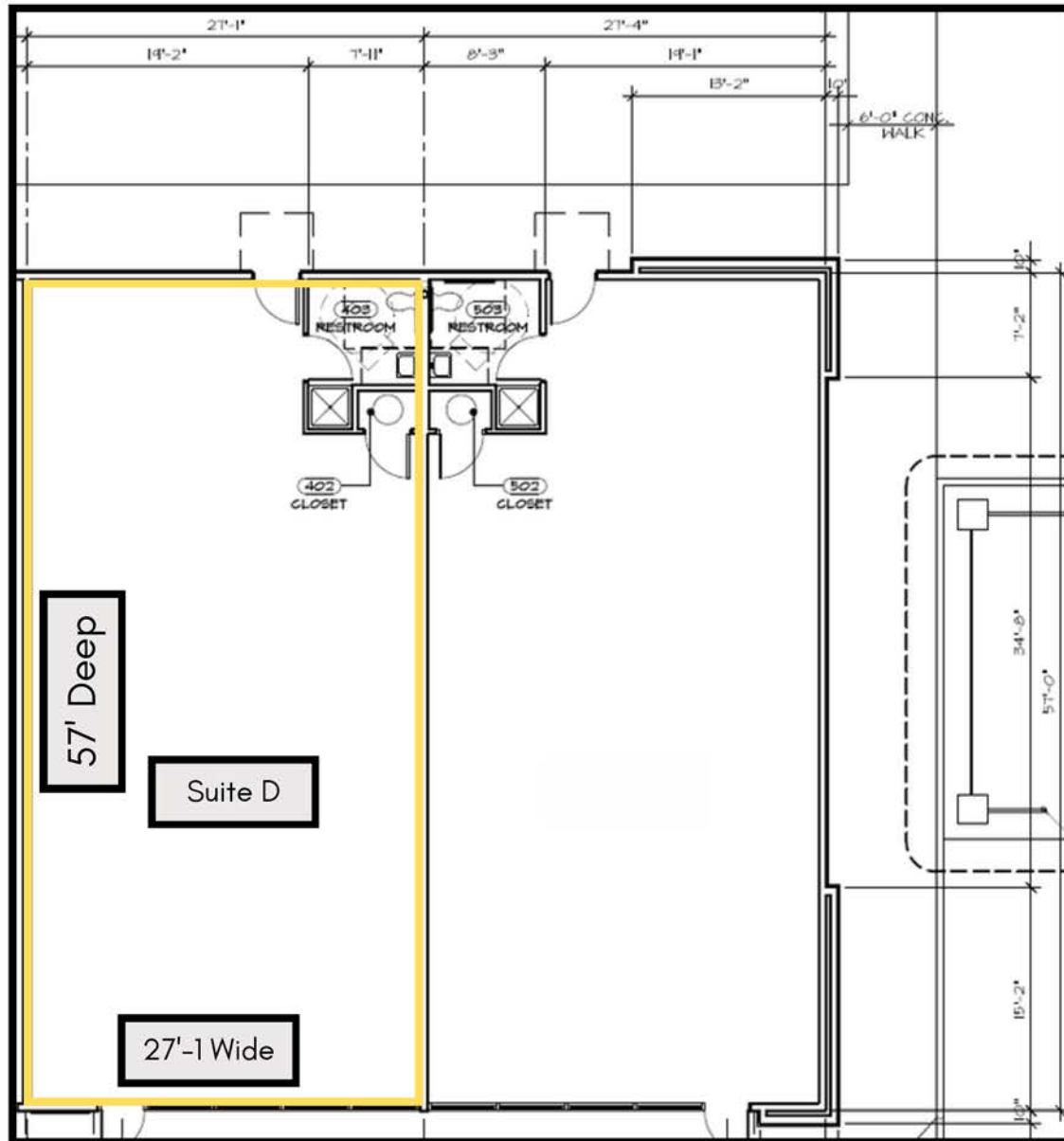
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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# FLOOR PLAN



This floor plan is provided for informational purposes only and is not to scale. All measurements, dimensions, and specifications are approximate and may vary. The information is believed to be accurate but is not guaranteed. Prospective buyers or tenants are encouraged to independently verify all details before making decisions based on this information. The seller, broker, and agent assume no responsibility for discrepancies or inaccuracies.



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