

LAND FOR LEASE OR BUILD-TO-SUIT

RETAIL LAND

4163 E. Poleline Avenue
Post Falls, Idaho 83854

*Not to scale

RETAIL PAD SITES

Multiple Retail Pads Available for
Lease or Build-to-Suit

±14,038 - 40,024 SF Pads Available

Contact Listing Brokers for Pricing

CHAD CARPER, BROKER

509.991.2222 chad.carper@kiemlehagood.com

CHRIS BELL, SIOR

509.622.3538 cbell@naiblack.com

**KIEMLE
HAGOOD**

NAI Black

KIEMLEHAGOOD.COM

Conceptual Site Plan

4163 E. Poleline Avenue | Post Falls, ID 83854

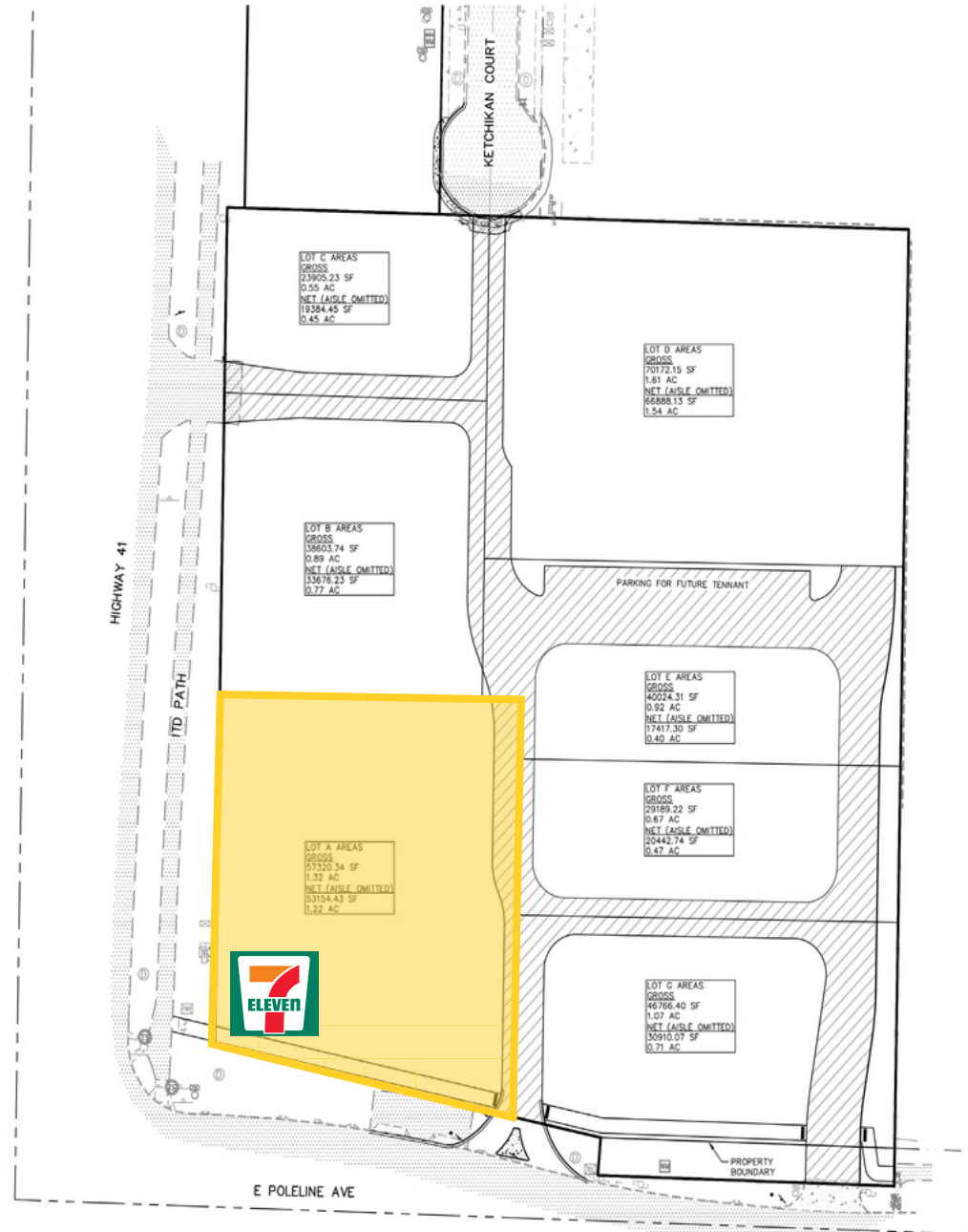
PAD SITES

1. ± 0.55 AC (23,834 SF)
2. ± 0.57 AC (24,634 SF)
3. ± 0.32 AC (14,038 SF)
4. ± 0.92 AC (40,024 SF)
5. ± 0.76 AC (33,305 SF)
6. ± 0.36 AC (15,740 SF)
7. ± 0.62 AC (26,969 SF)

Parcel Numbers:

P705030057AC
P705030057AA
P705030057AB

Site plan is flexible dependent upon tenant needs



Multiple new businesses in progress for this area of Post Falls include:
Napa Auto Parts, Wendy's, The Joint Chiropractic, The Man Shop, Gesa Credit Union, Dutch Bros, Thai Bamboo, Nutex Post Falls, Kootenai Health 10.5 million and Kootenai Emergency Hospital expansion, to name a few.



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Neighboring Local Retailers:

Conoco
Maverik
Starbucks
Popeyes
Del Taco
Goodwill
Dutch Bros
Anytime Fitness
Jack in the Box
Sonic
and many more.....

KIEMLEHAGOOD

Located at the NEC of Highway 41 and Poleline Avenue

Poleline expansion is under way, and will connect Coeur d'Alene through the Prairie with thousands of rooftops, and future widening of Poleline, will make it a major thoroughfare, in addition to the Highway 41 traffic count which is expected to MORE than double in the next 10 years.

DEMOGRAPHICS



	1MI	3MI	5MI	10MI
Est Pop 2023	6,486	44,258	93,011	176,024
Projected Pop 2028	7,244	47,368	102,574	191,484
Proj Ann Growth (23-28)	2.3 %	1.4 %	2.1 %	1.8 %
Est Daytime Pop	3,240	23,168	57,144	112,401
2023 Average HHI	\$83,592	\$82,410	\$86,800	\$95,958
2023 Median HHI	\$79,222	\$70,947	\$70,485	\$76,681

TRAFFIC



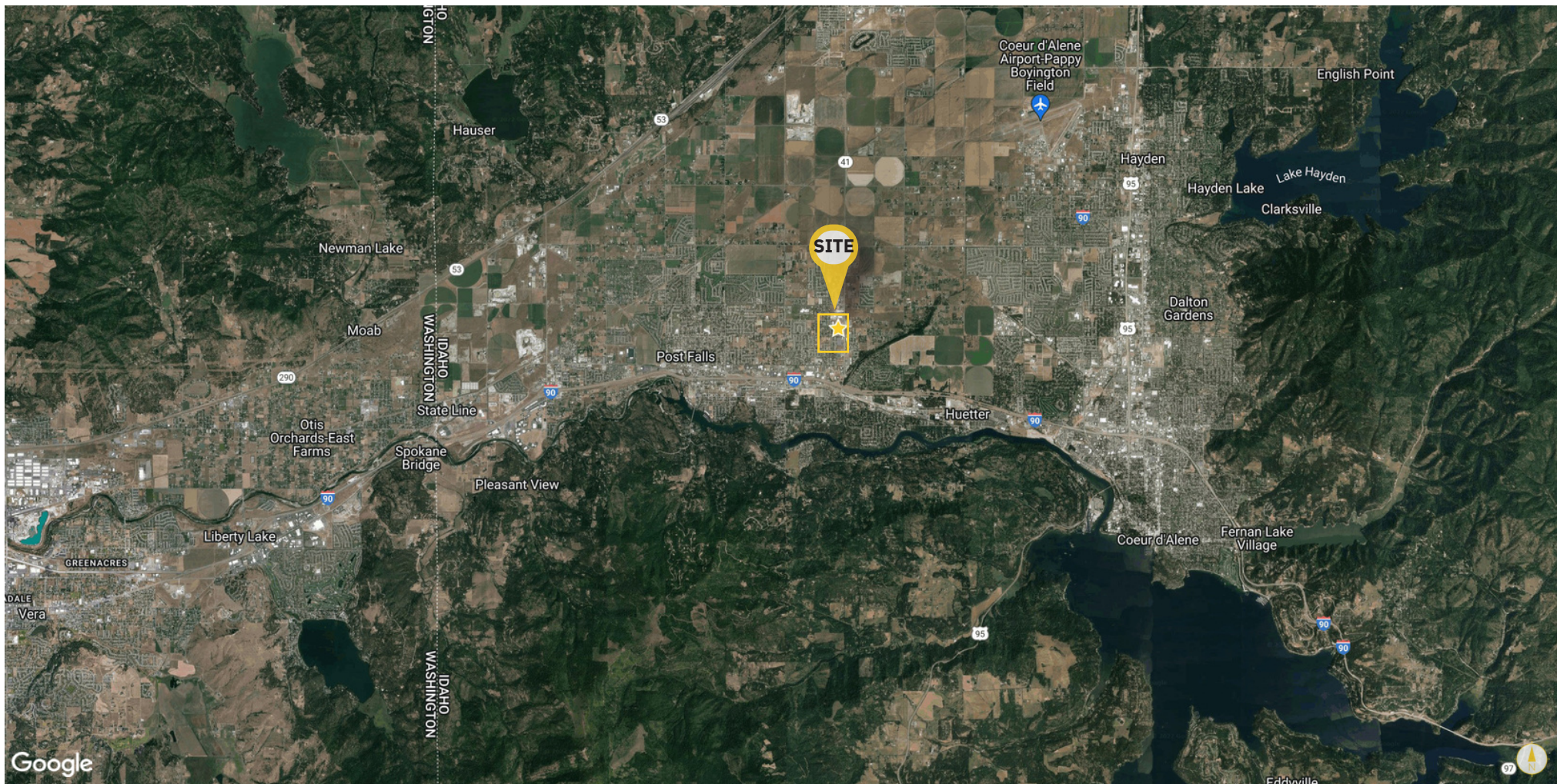
Average Daily Traffic

Poleline Ave & Hwy 41: ± 22,743 ADT
Hwy 41 @ Site: ± 17,556 ADT
Poleline Ave @ Site: ± 5,186 ADT

**View
Location**



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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