

FOR LEASE - LAKE CITY MARKETPLACE



Signalized Hard Corner at Hwy 95 & W Neider Ave

- ± 1,400 - 2,300 SF Suite Available
- Co-Tenants Jersey Mike's and Nothing Bundt Cakes
- National Pad Retailers - Brand New **Raising Canes & Chipotle Mexican Grill!**
- Anchored by At Home, Tractor Supply; Adjacent to Safeway & Costco
- Combined ADT over 50,000 Cars
- Close Proximity to I-90 Fwy. Exchange vis US Hwy 95
- Pylon Sign Panel Opportunity



[Click here for Drone Video/Photography](#)

STEVE RIDENOUR

KC REESE

Office (208) 660 5010 Office (208) 755 7629
sridenour@naiblack.com kc.reese@naiblack.com



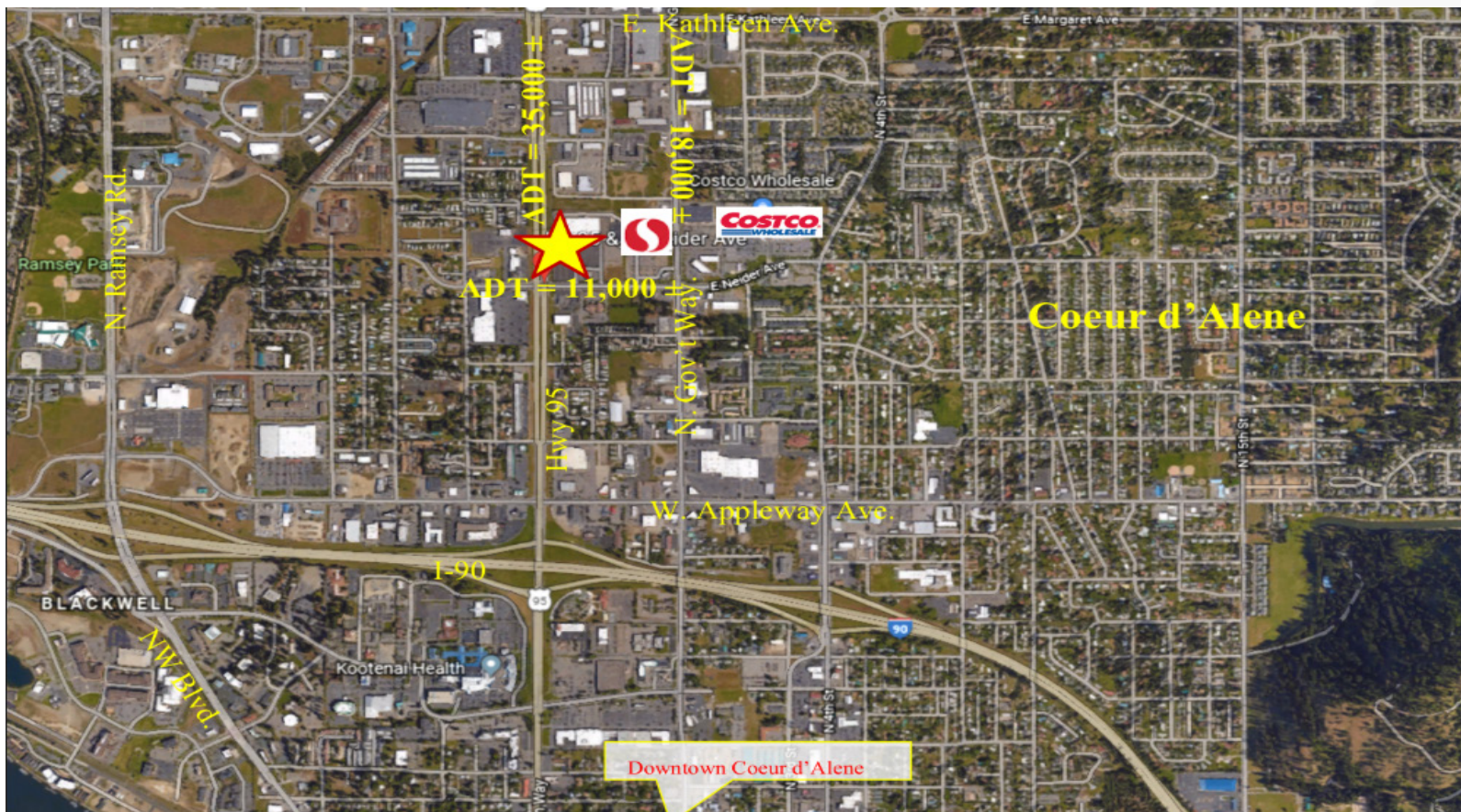
801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

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By e-mail: maryl@commercialmls.com Subject Line: Copyright Concern
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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AERIAL PHOTO & DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
Total Population	7,338	18,647	30,848
Avg. Age	35.5	37.3	38.5
Avg. Age (Male)	30.9	34.5	36
Avg. Age (Female)	38.5	39.4	40.6
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	3,352	18,647	30,848
# of Persons per HH	2.2	2.2	2.3
Avg. HH Income	\$40,069	\$49,286	\$53,646
Avg. House Value	\$198,51	\$238,614	\$261,405

FOR MORE INFORMATION

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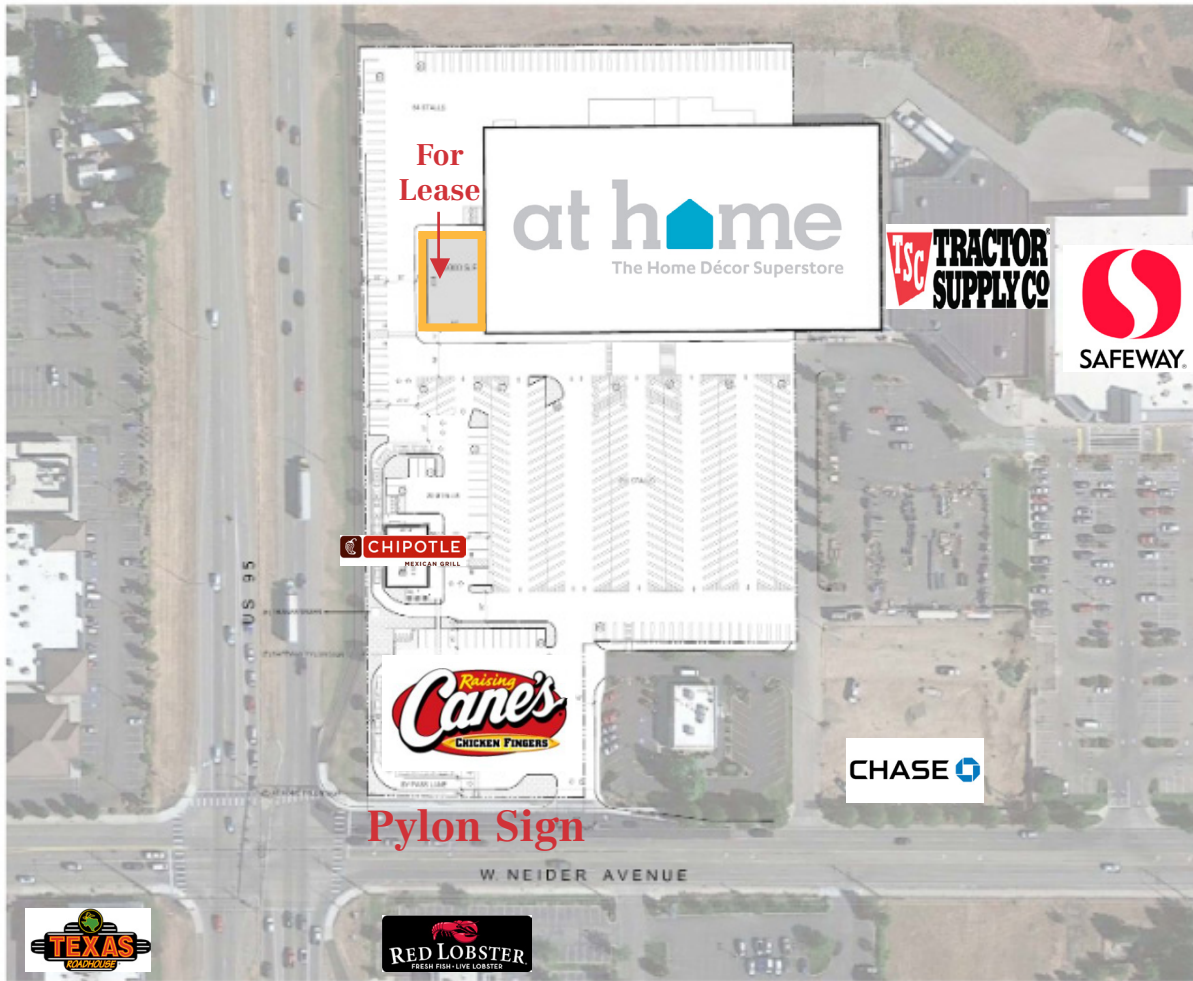
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SITE DATA	
SITE DATA	(7 AC) = 254,000 S.F.
100,000 S.F. = 2.3 AC	
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BUILDING DATA	
EXISTING BUILDING 1	100,000 S.F.
PROPOSED BUILDING 2	100,000 S.F.
PROPOSED BUILDING 3	100,000 S.F.
TOTAL BUILDING AREA	300,000 S.F.
PARKING DATA	
(1) BUILDING 1 (100,000 S.F.)	250 S.F.
(2) BUILDING 2 (100,000 S.F.)	250 S.F.
(3) BUILDING 3 (100,000 S.F.)	250 S.F.
TOTAL PARKING PROVIDED	750 S.F.
PARKING REQUIRED	750 S.F.



201 WEST NEIDER LLC.

N.E.C. of US-95 & Neider Avenue
Coeur d'Alene, Idaho

**McKenty
Malak
ARCHITECTS**
25 Haggan Avenue, Suite 200
Pocatello, Idaho 83401
TEL: 208-243-8500 FAX: 208-243-8501

OVERALL SITE PLAN
DATE: 01/20/2011
OV-04

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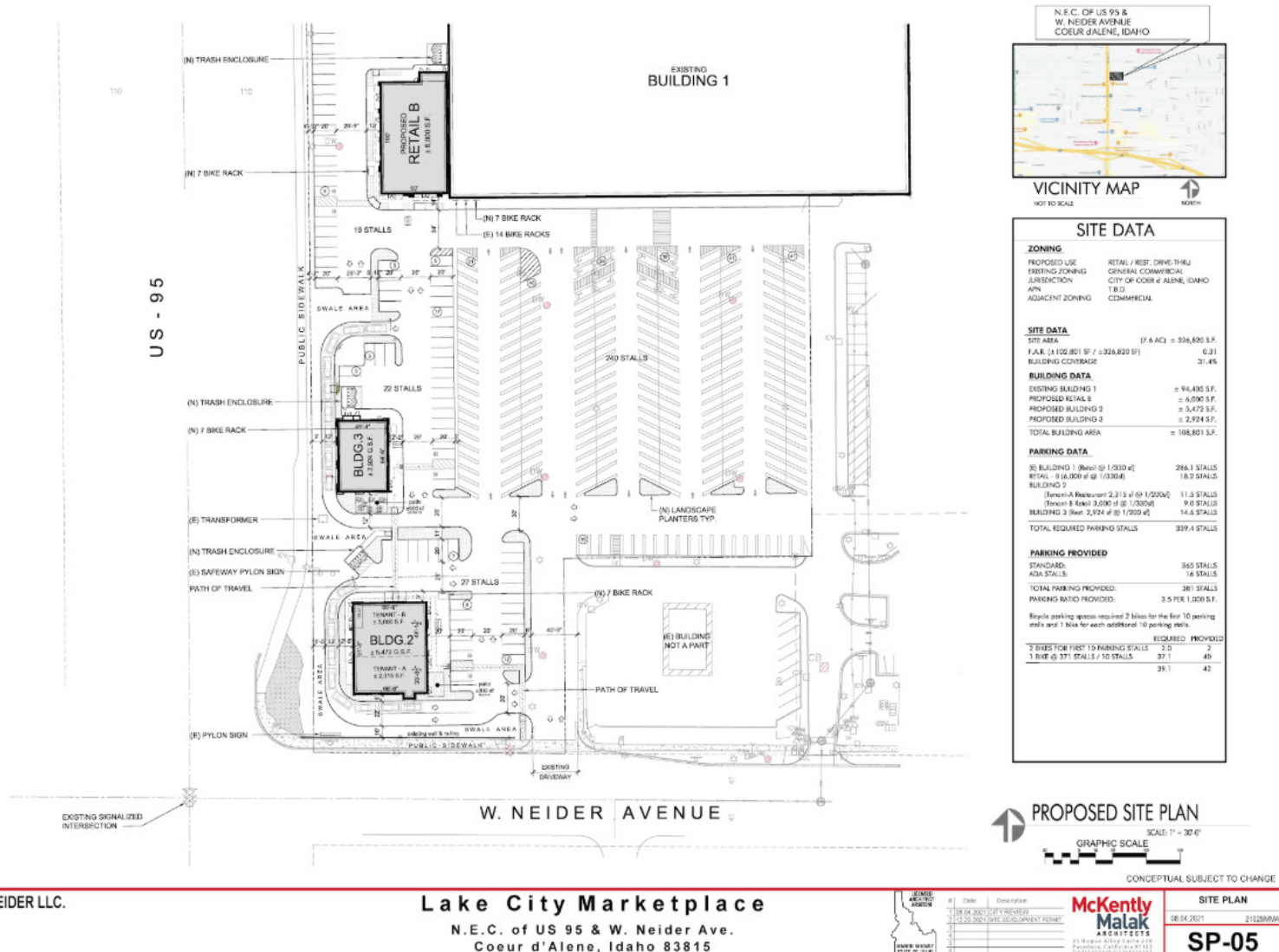
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