

FOR SALE

8680

MULTI-TENANT BUILDING

8680 N Wayne Drive | Hayden, ID 83835

KIEMLEHAGOOD

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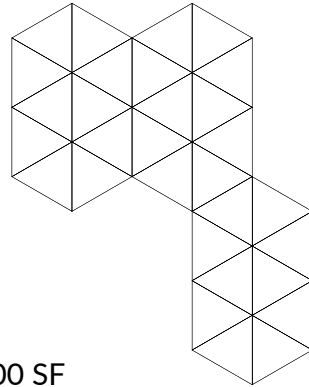
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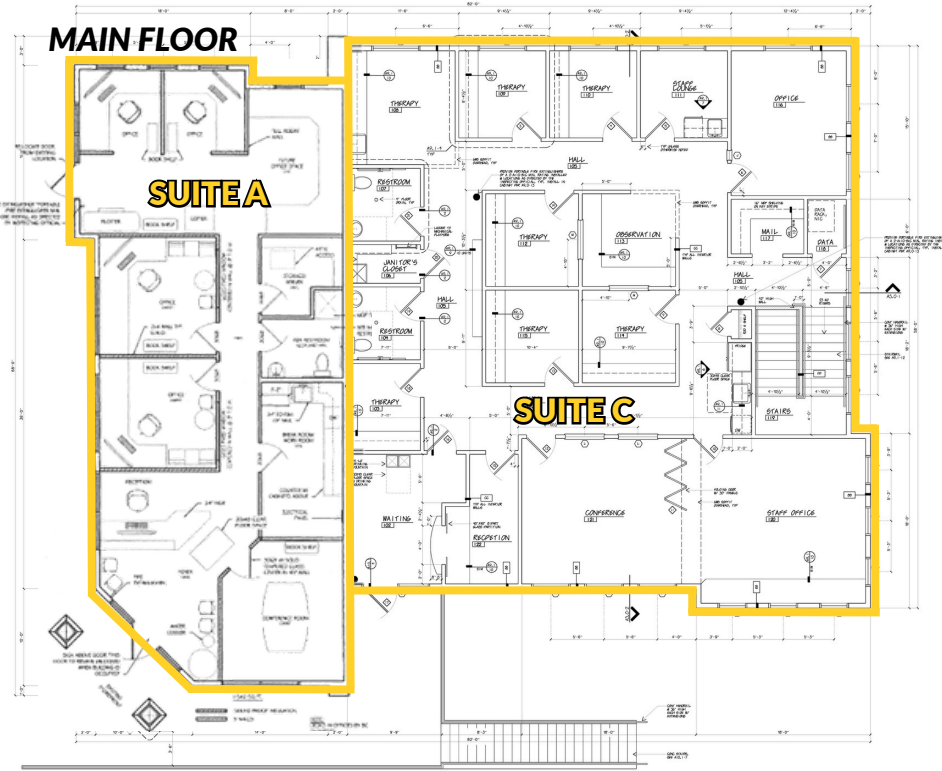
OFFERING PRICE **\$2,195,000 (\$289.65 PSF)**
~~\$2,269,000 (\$299.42 PSF)~~

TOTAL BUILDING SIZE | ±7,578 SF
AVAILABLE SPACE | ±4,601 - ±7,578 SF
TOTAL LOT SIZE | ±31,585 SF (±0.7251 AC)
PARCEL NO | HK0410020040
AIN NO. | 310164
ZONING | Hayden - C Commercial
YEAR BUILT | 2011
PARKING | Approx. 5.25 spaces per 1,000 SF

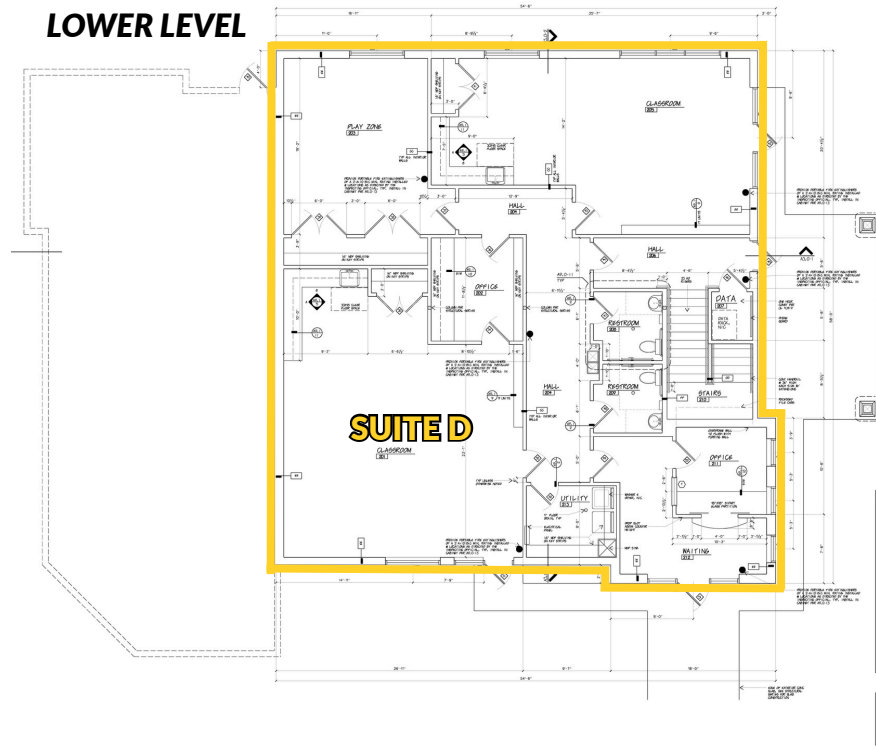


- Multi-tenant office building
- Owner-user opportunity
- Central Hayden Location
- Surrounding area: office and medical office users
- Outdoor fenced grass area in back of building
- Building signage and monument signage available
- Building Formerly Occupied by: Inspired Child Preschool & Learning Center, Brave Connections Mental Health Therapy
- Building currently occupied by: Syringa Family Partnership LLC.

MAIN FLOOR



LOWER LEVEL



BUILDING BREAKDOWN

SUITE A (Upper Level) | ±1,624 SF

- 2 Offices
- Breakroom
- Conference Room
- Open Area
- Reception

SUITE C (Upper Level) | ±2,977 SF

- 8 Offices
- Breakroom
- Conference Room
- 2 Restrooms
- Reception

SUITE D (Lower Level) | ±2,977 SF

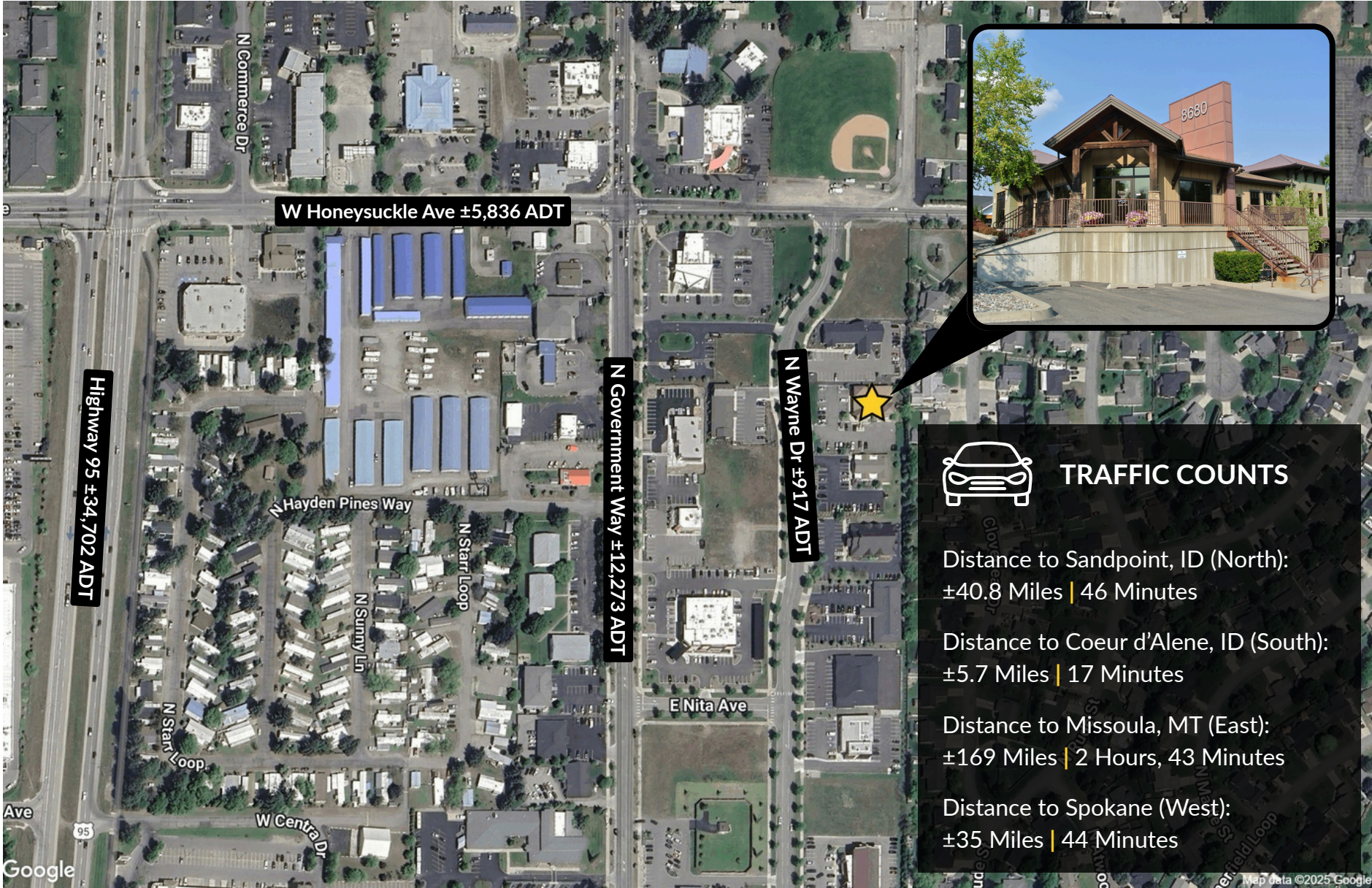
- 3 Large rooms
- 1 Office
- 2 Restrooms
- Washer/Dryer hookup
- Reception







	1 MI	3 MI	5 MI
DEMOGRAPHICS			
EST POPULATION 2025	6,936	49,065	83,097
PROJ. POPULATION 2030	7,036	51,508	88,670
MEDIAN AGE	45.6	41.6	40.1
2025 AVERAGE HHI	\$102,935	\$110,605	\$103,907
2025 MEDIAN HHI	\$81,807	\$88,214	\$80,802



TRAFFIC COUNTS

Distance to Sandpoint, ID (North):
±40.8 Miles | 46 Minutes

Distance to Coeur d'Alene, ID (South):
±5.7 Miles | 17 Minutes

Distance to Missoula, MT (East):
±169 Miles | 2 Hours, 43 Minutes

Distance to Spokane (West):
±35 Miles | 44 Minutes

W Honeysuckle Ave ±5,836 ADT

N Wayne Dr ±9,17 ADT

N Government Way ±12,273 ADT

Highway 95 ±34,702 ADT

N Commerce Dr

N Hayden Pines Way

N Starr Loop

N Sunny Ln

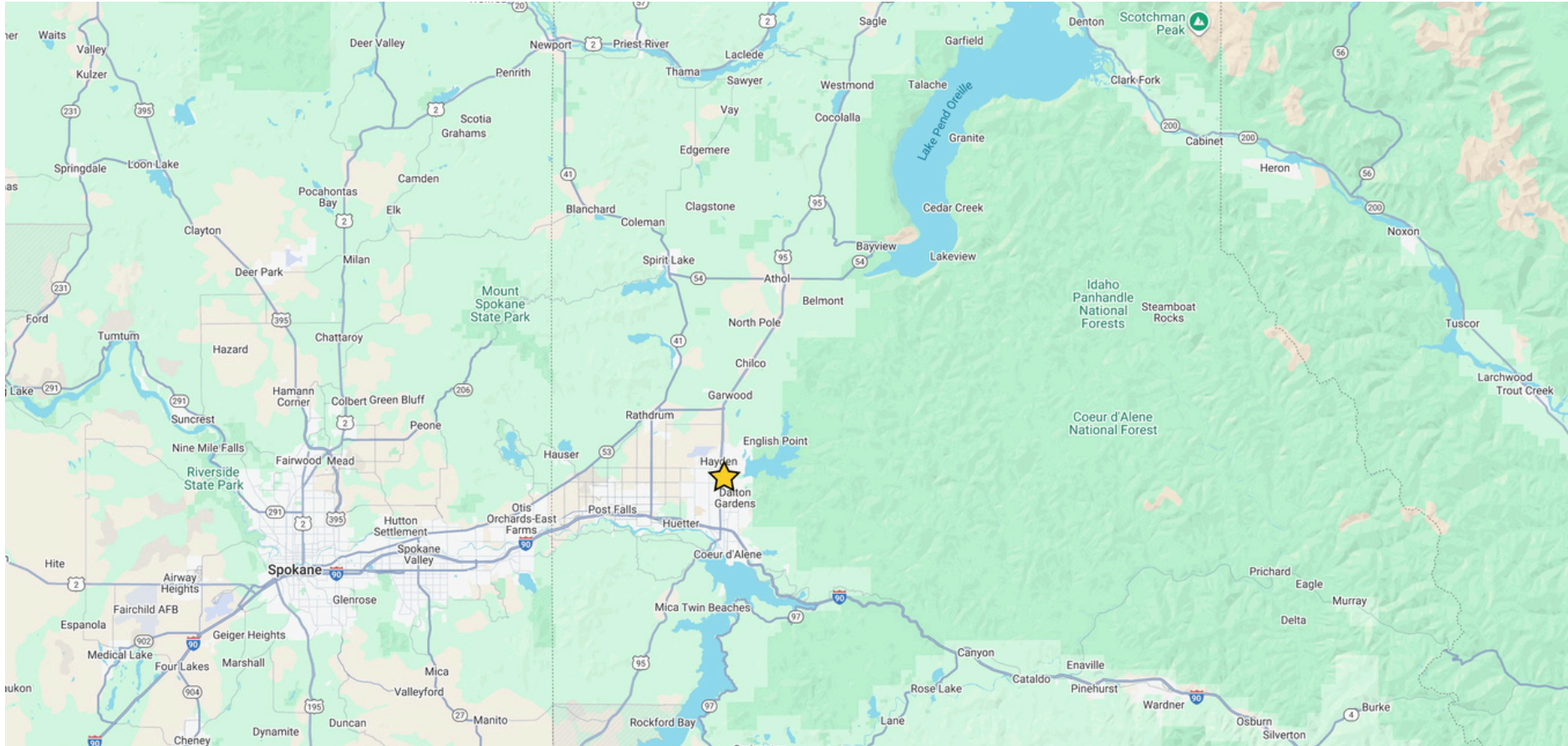
N Starr Loop

W Cental Dr

E Nita Ave

Google

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