

INCOME PRODUCING OWNER/USER OR INVESTMENT OPPORTUNITY FOR SALE OR LEASE

20 NEARING WAY, SMELTERVILLE, ID 83868



KRIS JACKSON

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TOK COMMERCIAL
REAL ESTATE

FOR LEASE

| AVAILABLE | SIZE | LEASE RATE |
|-----------------------|-------------------|------------|
| FORMER GROCERY OUTLET | 5,000 - 18,000 SF | NEGOTIABLE |

FOR SALE - FORMER GROCERY OUTLET

| AVAILABLE | BLDG SIZE | LOT SIZE | SALE PRICE |
|-----------------------|-----------|----------|-------------|
| FORMER GROCERY OUTLET | 18,000 SF | 2.14 AC | \$6,480,000 |

\$356,400

5.5%

NOI (POTENTIAL)

CAP RATE (POTENTIAL)

FOR SALE - FORMER GROCERY OUTLET + JITTERZ

| AVAILABLE | BLDG SIZE | LOT SIZE | SALE PRICE |
|-----------------------|-----------|----------------|--------------------|
| FORMER GROCERY OUTLET | 18,000 SF | 2.14 AC | |
| JITTERZ (LEASED) | - | 0.49 AC | |
| TOTAL | - | 2.63 AC | \$7,500,000 |

\$392,400

5.50%

NOI (POTENTIAL)

CAP RATE (POTENTIAL)



PROPERTY SUMMARY

| | |
|---------------|----------------------|
| Submarket | Silver Valley Retail |
| Zoning | Commercial |
| Property Type | Retail |
| Lot Size | 2.63 Acres |
| Year Built | 2022 |

[2] FORMER GROCERY OUTLET

UPDATED: 5.22.2026

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FINANCIAL SUMMARY

FULL
OFFERING
MEMORANDUM



[CLICK HERE TO ACCESS](#) 

[3] **FORMER GROCERY OUTLET**

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THE HIGHLIGHTS



Available for sale or lease, providing flexibility for both investors and owner-users seeking a strategic retail opportunity



Former Grocery Outlet featuring an efficient 18,000 SF retail layout on 2.14 acres designed to support high customer traffic and operational flow, with flexible demising potential for 2–3 spaces, including suites as small as 5,000 SF.



Property includes both dock-high and grade-level loading doors, allowing flexibility for retail, distribution, inventory management, and service-oriented uses



Site includes an existing drive-thru coffee component and offers strong potential for a future anchor tenant to drive additional customer traffic

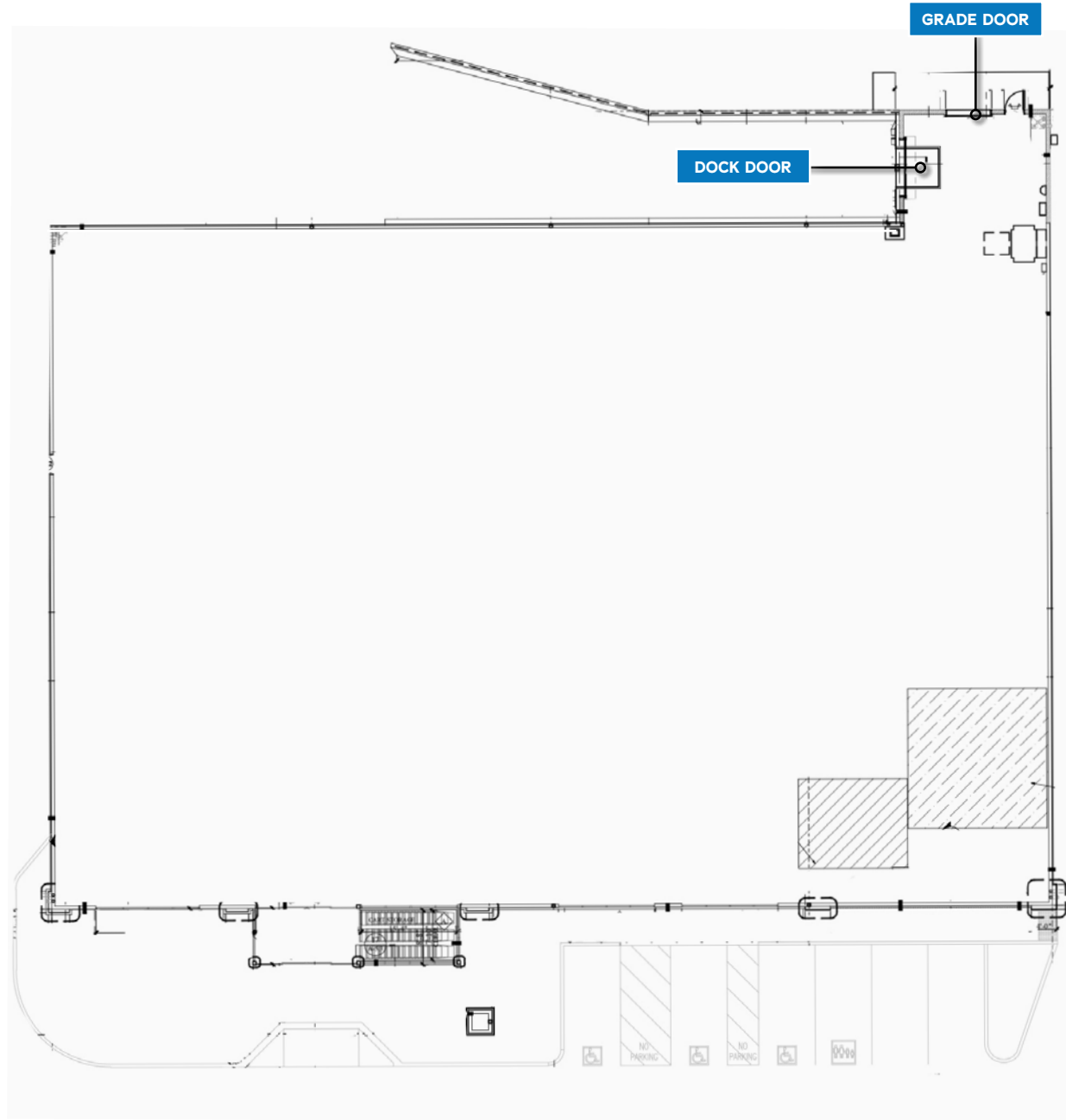


Prime location with excellent visibility and direct access from I-90 at Exit 48, positioned within Silver Valley's established regional retail corridor alongside national retailers

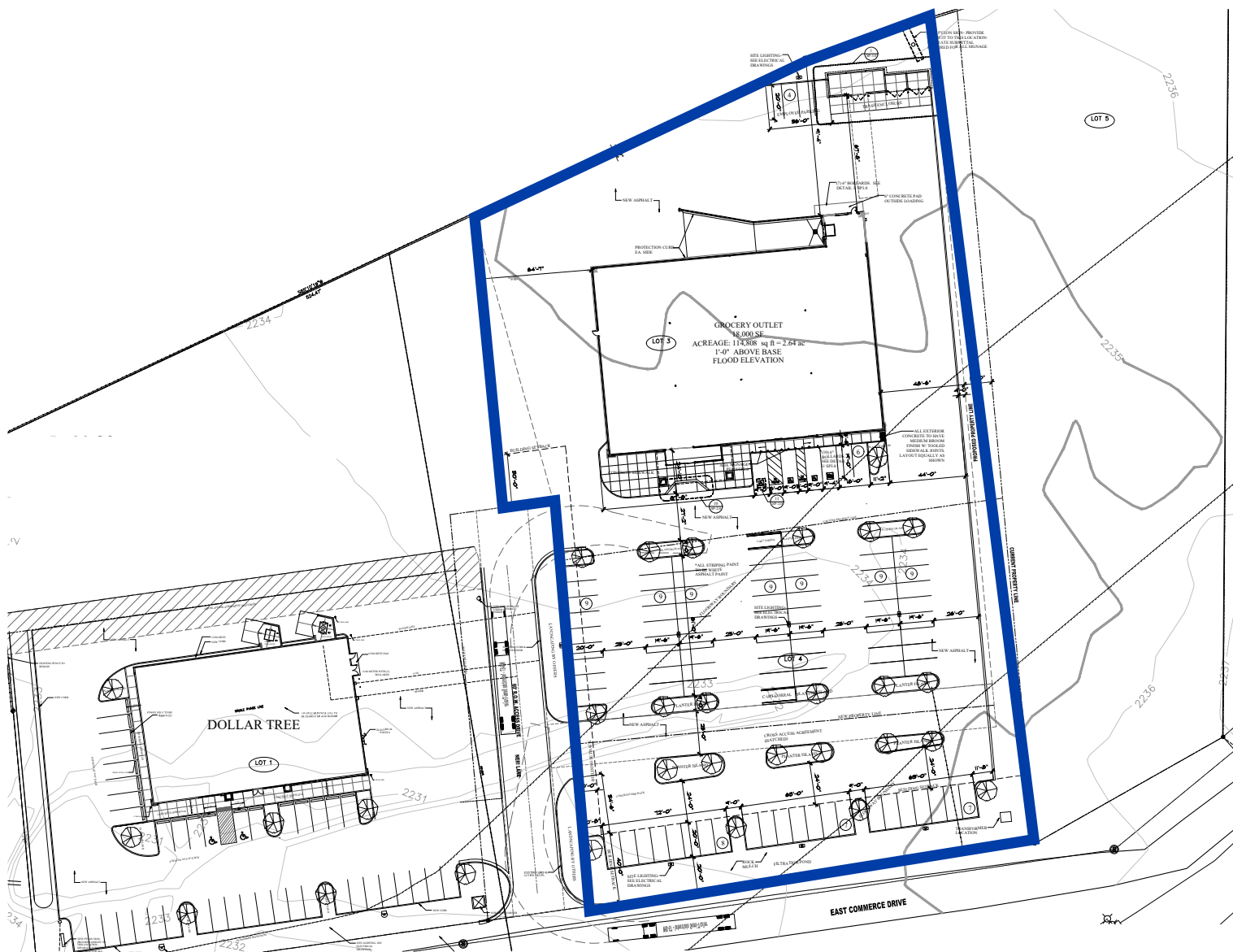


FLOOR PLAN

FORMER GROCERY OUTLET



SITE PLAN





[7] **FORMER GROCERY OUTLET**

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[8] **FORMER GROCERY OUTLET**

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5 MILE RADIUS



POPULATION
6,973
1 MI. RADIUS



HOUSEHOLDS
2,968
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$72,959
1 MI. RADIUS

10 MILE RADIUS



POPULATION
10,439
3 MI. RADIUS



HOUSEHOLDS
4,503
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$70,775
3 MI. RADIUS

15 MILE RADIUS



POPULATION
13,600
5 MI. RADIUS



HOUSEHOLDS
5,887
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$73,566
5 MI. RADIUS

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← **COEUR D'ALENE**
34.1 MILES / 38 MIN

← **SILVER MOUNTAIN RESORT**
2.8 MILES / 5 MIN

[9] **FORMER GROCERY OUTLET**

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