



## MAJOR REDEVELOPMENT 100% Retail Location in Coeur d'Alene, ID

### Signalized Hard Corner at Hwy 95 and W. Neider Ave.

- Corner Pad up to 6,500 sf
- Endcap up to 6,000 sf
- Adjacent to Safeway & Costco
- New At Home: Approx. 88,000 SF
- Combined ADT Over 50,000 Cars
- Multiple Left Turn Access Points
- Parking over 5 per 1000
- Close Proximity to I-90 Fwy. Exchange via US Hwy 95
- Pylon Sign Panel Opportunity
- [Link to Drone Video/Photography](#)



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### 2018 Demographics:

Population	3 Mile Radius	54,450
	5 Mile Radius	84,667
	10 Mile Radius	140,161
Average Household Income	3 Mile Radius	\$64,306
	5 Mile Radius	\$69,328
	10 Mile Radius	\$69,975

For more information, contact:

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