

FOR SALE

Prime Drive-Thru at The Crossroads W/ Additional Pad

1423 W APPLEWAY AVE

Coeur d' Alene, ID 83814

PRESENTED BY:

GUY D. BYRD, SIOR
Designated Broker

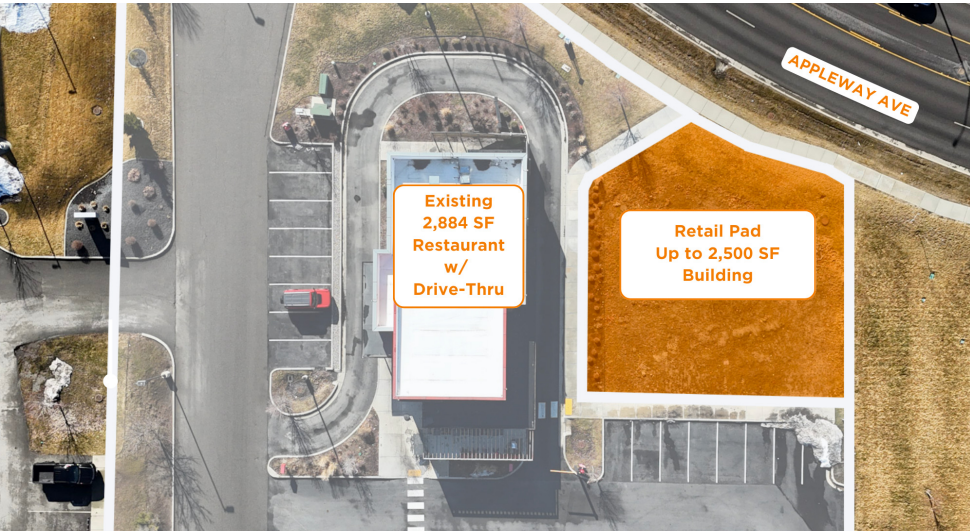
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
BUILDING SIZE (EXISTING QSR):	2,884 SF
PAD SIZE:	7,100 SF Build Up to 2,600 +/- SF
LOT SIZE (ONE) PARCEL:	1.19 Acres or 51,836 SF +/-
YEAR BUILT:	2016
VIDEO:	View Here

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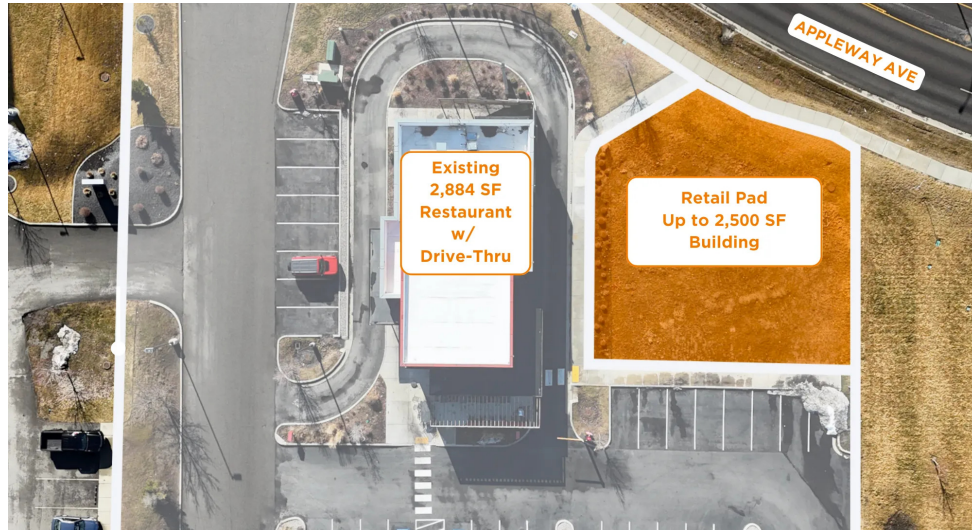
PROPERTY OVERVIEW

This is a rare opportunity to acquire a 2,884 SF fast-food building with a fully operational drive-thru along a high visibility corridor. In addition to the existing building, this offering includes the additional pad site with development potential. The pad is currently positioned for future use, creating optionality for new construction or other improvements. While plans continue to evolve, the site also presents flexibility for those exploring both the existing improvements and the possibilities of the pad site.

PROPERTY HIGHLIGHTS

- **Available for an owner operator.** Current Tennant Chicken Shanty lease can be terminated CLA
- **Development-Ready Pad:** The last retail pad available, with existing parking, curbs, sidewalks, and landscaping—plus drive-thru potential.
- **Strong Retail Mix:** Join a high-traffic tenant lineup including **WinCo, Starbucks, Subway, MOD Pizza, Jack in the Box, Indigo Urgent Care**, and more.
- **High Visibility & Accessibility:** Excellent exposure from N Ramsey Rd (32,000 daily vehicles) and N Appleway Ave (12,000 daily vehicles).
- **Growing Market:** Coeur d'Alene's population is increasing at 1.88% per year, fueling retail demand.

EXTERIOR PHOTOS



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SEATING



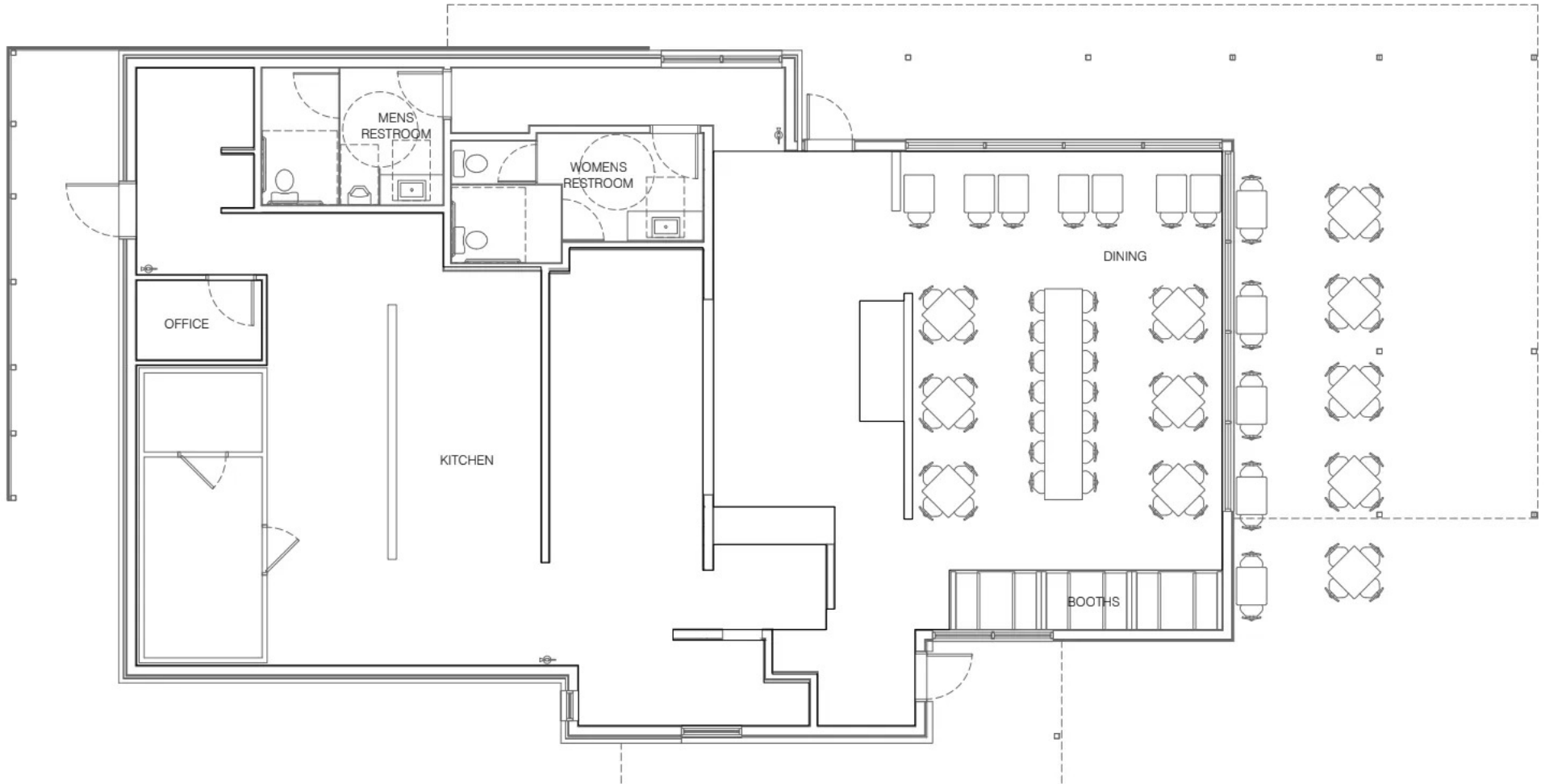
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KITCHEN PHOTOS



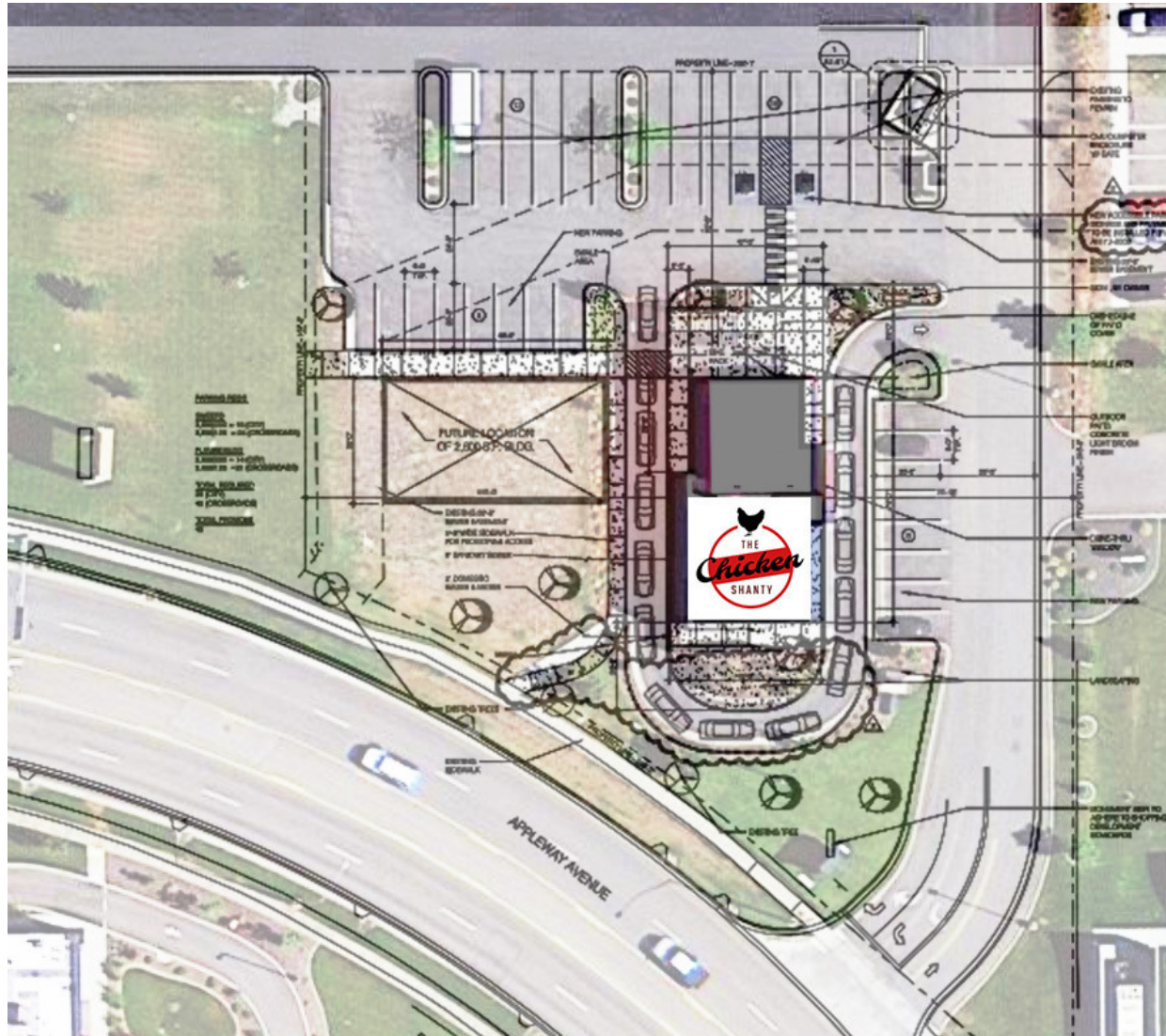
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FLOOR PLANS



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SITE PLAN



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PAD SITE



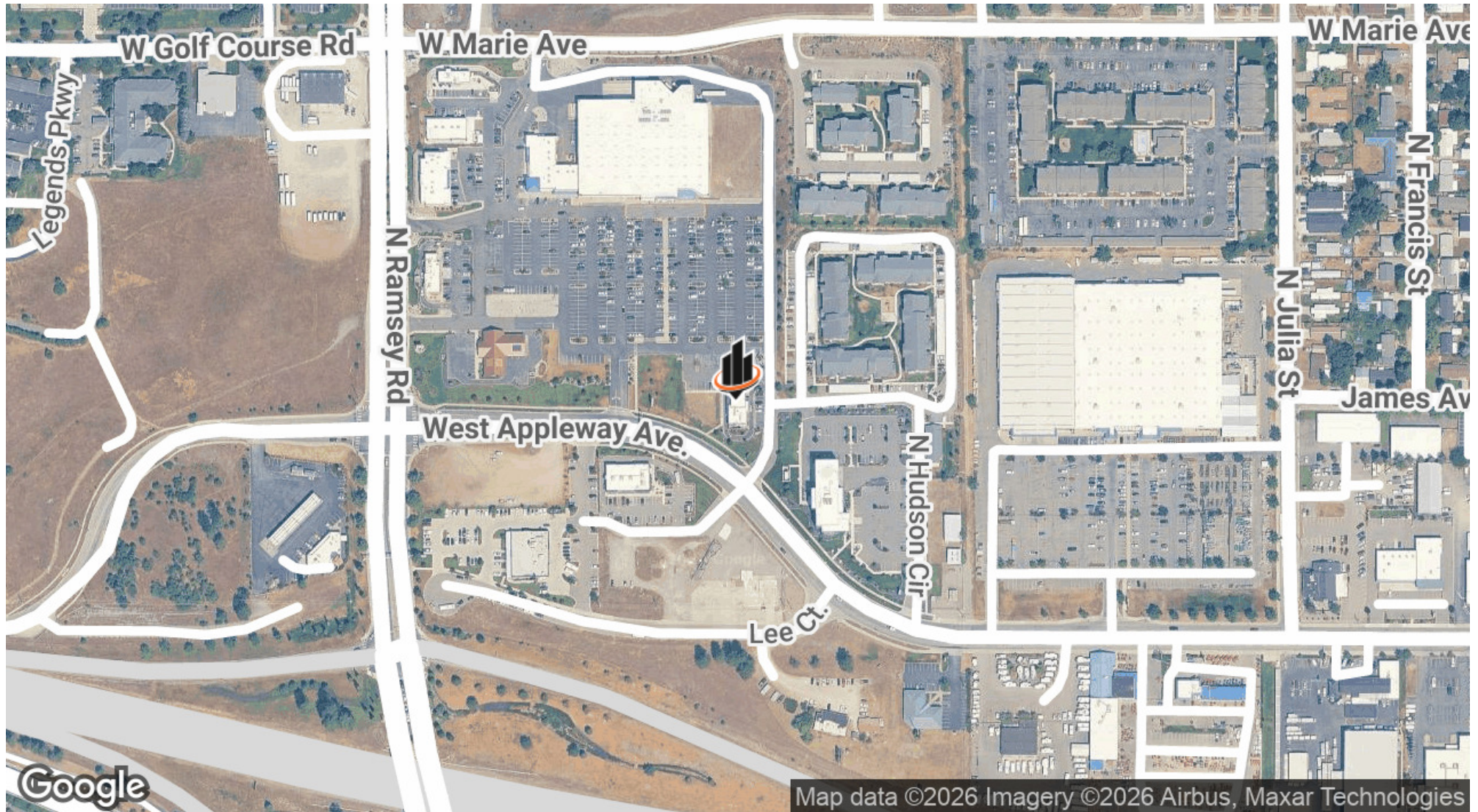
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RETAILER MAP



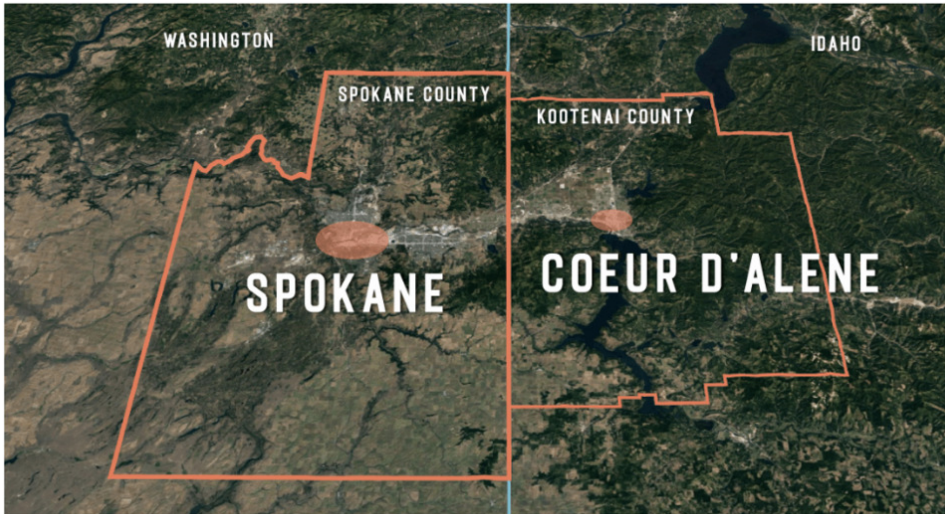
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LOCATION MAP



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CITY INFORMATION



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LOCATION DESCRIPTION

Coeur d'Alene (CDA), Idaho, is a picturesque city located in Kootenai County in the northern part of the state. Known as the "Lake City," it is situated on the northern shore of the 25-mile-long Lake Coeur d'Alene and is surrounded by forested mountains, offering residents and visitors a blend of natural beauty and modern amenities.

As of the 2020 census, Coeur d'Alene has a population of 54,628 residents. The city is part of the Coeur d'Alene Metropolitan Statistical Area, which, along with neighboring Spokane, Washington, forms the Spokane-Coeur d'Alene Combined Statistical Area. This combined area had a population of 745,213 in 2020. The city has experienced significant growth, attracting new residents with its natural beauty, recreational opportunities, and quality of life.

LOCATION DETAILS

COUNTY:	Kootenai
POPULATION GROWTH:	One of Idaho's fastest-growing cities with 1.88% annual population growth.
TOURISM & LIFESTYLE:	Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district.
ACCESSIBILITY:	Conveniently located near I-90 and Highway 95, connecting to Spokane, Post Falls, and regional destinations.

DEMOGRAPHICS MAP & REPORT

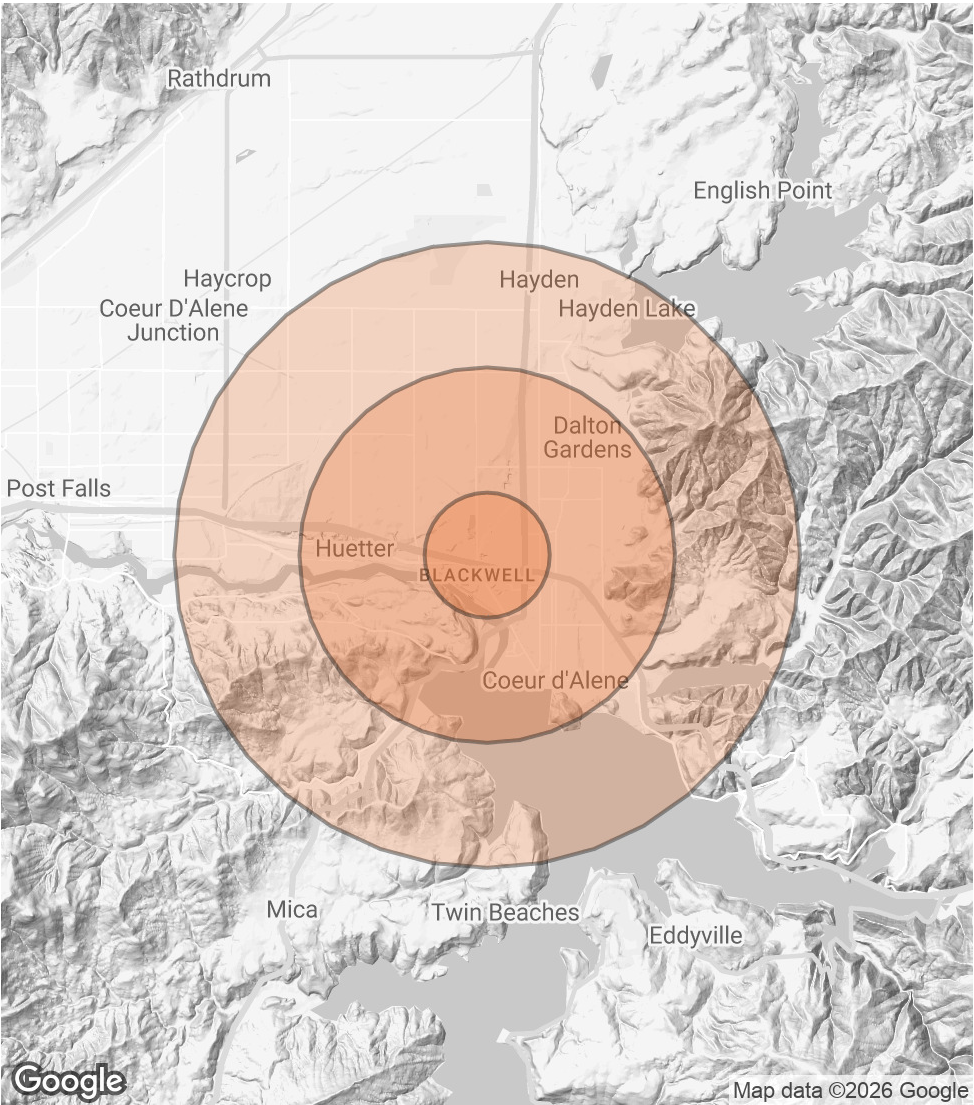
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,079	58,362	97,441
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	45	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,948	24,099	39,509
# OF PERSONS PER HH	2	2.4	2.5
AVERAGE HH INCOME	\$62,960	\$90,254	\$92,699
AVERAGE HOUSE VALUE	\$541,773	\$579,470	\$590,641

2020 American Community Survey (ACS)



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President’s Circle and Partner’s Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

EDUCATION

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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