

Coeur d'Alene, Idaho

Retail/Restaurant or Office Space

Prime Highway 95 Frontage

Build to Suit
6500 Mineral Dr
Coeur d'Alene, ID
Ground Lease



6500 Mineral Drive

Coeur d'Alene, Idaho 83815

Overview:

- Positioned for national retailer/restaurants or corporate office
- Flexible building size and design
- Vibrant retail and office area
- Exclusive Highway 95 frontage
- Major employee base of North Idaho
- Easy access from signalized intersections
- National Retailers surround property
- Treed campus setting/level topography
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Lease Rate: Negotiable

**Traffic Counts:
39,000 ADT**



Jim Koon,

Managing Broker

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NAI Black

Commercial Real Estate Services, Worldwide.

Major Employees in the Immediate Area

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- Target
- Ross Dress for Less
- Micheal's
- Kohl's
- Best Buy
- Petco
- TJ Maxx
- Ulta
- Idaho State Police
- Federal Courthouse
- Social Security Admin.
- Bank of America
- Community 1st Bank
- Hecla Mining
- Sunshine Minting
- Esterline
- Phone Plus
- Verizon Wireless
- McDonalds
- Wendy's
- Applebee's
- Starbucks
- Pizza Hut
- JcPenney's
- Macy's
- Sears
- Alliance Data Systems
- Olive Garden
- Cd'a Tech Center

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Coeur d'Alene, Idaho

Coeur d'Alene has clean air, little pollution and no humidity. The summers here are magnificent. If you're a winter sports enthusiast you can choose from three ski areas close enough to get in a run before or after work. We've got a downtown chock-full of unique restaurants, shops, and shop owners who know their customers by name.

Our stable economy, low crime rate, and the 6th lowest cost of living in the U.S. attract many looking for a new place to call home, or relocate their business to a location that offers them and their employees an amazing lifestyle in the heart of paradise. Coeur d'Alene attracts visitors from around the world. Once here, many opt to make Coeur d'Alene their permanent home or invest in a vacation home.

The tourism industry employs over 10,000 people in northern Idaho, accounting for 6.8 percent of the region's payroll in 2010. Tourism is projected to add 1,560 more jobs in northern Idaho by 2020, with the largest increase in amusements, gambling and increase recreation. Arts, entertainment and recreation, coupled with accommodations and food services should add 10,000 jobs statewide during the same period.

Kootenai County is served by Frontier's advanced digital network with cutting-edge switching technology and fiber deployment which has attracted customer service call centers to the area, such as U.S. Bank, Alliance Data Systems and Center Partners. Coeur d'Alene is the perfect mesh of small-town vibe and big-city atmosphere. There's lots to do to keep you entertained whatever the season. We've got the great outdoors and the second largest lake west of the Rockies. Within 20 minutes or less you can be in the national forest enjoying hiking, biking, fishing, hunting, canoeing, kayaking, bird-watching, skiing, snowshoeing or snowmobiling.

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Labor Force

	November 2014	November 2013
Civilian Labor Force	73,286	70,900
Total Employment	70,117	66,100
Unemployed	3,170	66,100
Unemployment Rate	6.4%	6.5%
Idaho Unemployment	5.6%	5.7%
U.S. Unemployment	6.7%	6.7%

DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
POPULATION			
2015 Population	4,208	56,829	77,965
HOUSEHOLDS			
2015 Households	1,672	22,447	31,256
2015 Median HH Income	\$46,725	\$46,493	\$46,950
2015 Per Capita Income	\$22,209	\$23,720	\$24,644
2015 Average HH Income	\$54,447	\$59,019	\$60,415

Major Employers

Kootenai Health	1,823
Coeur d'Alene Tribal Casino	800
Coeur d'Alene School District	1,300
Hagadone Corp.	1,850
North Idaho College	1,000
State of Idaho	940
Kootenai County Government	743

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