

**Ground
Lease or
Build to Suit**



Neider Avenue

Coeur d'Alene, Idaho 83815

Demographics	1 Mile	3 Mile	5 Mile	12 Mile
2011 Total Population	9,484	41,784	65,348	123,178
2010 Total Pop Employees	7,661	31,032	39,756	54,883
Median Household Income	\$35,960	\$42,018	\$45,355	\$48,797
Average Household Income	\$43,251	\$56,079	\$60,177	\$62,229
% Population Change 2011-2016	0.2%	1.2%	1.2%	1.4%

Features:

- Approximate 52,190 square foot pad site
- NEC Highway 95 & Neider Avenue
- High traffic location with signalized intersection 34,000 (2012 ADT)
- Great Visibility access, and signage
- Retail neighbors: Safeway, Costco, Kmart, Super Supplements, Black Sheep Sporting Goods, Home Depot, Starbucks, T-Mobile, Texas Road House, and Golden Corral.

For more information:

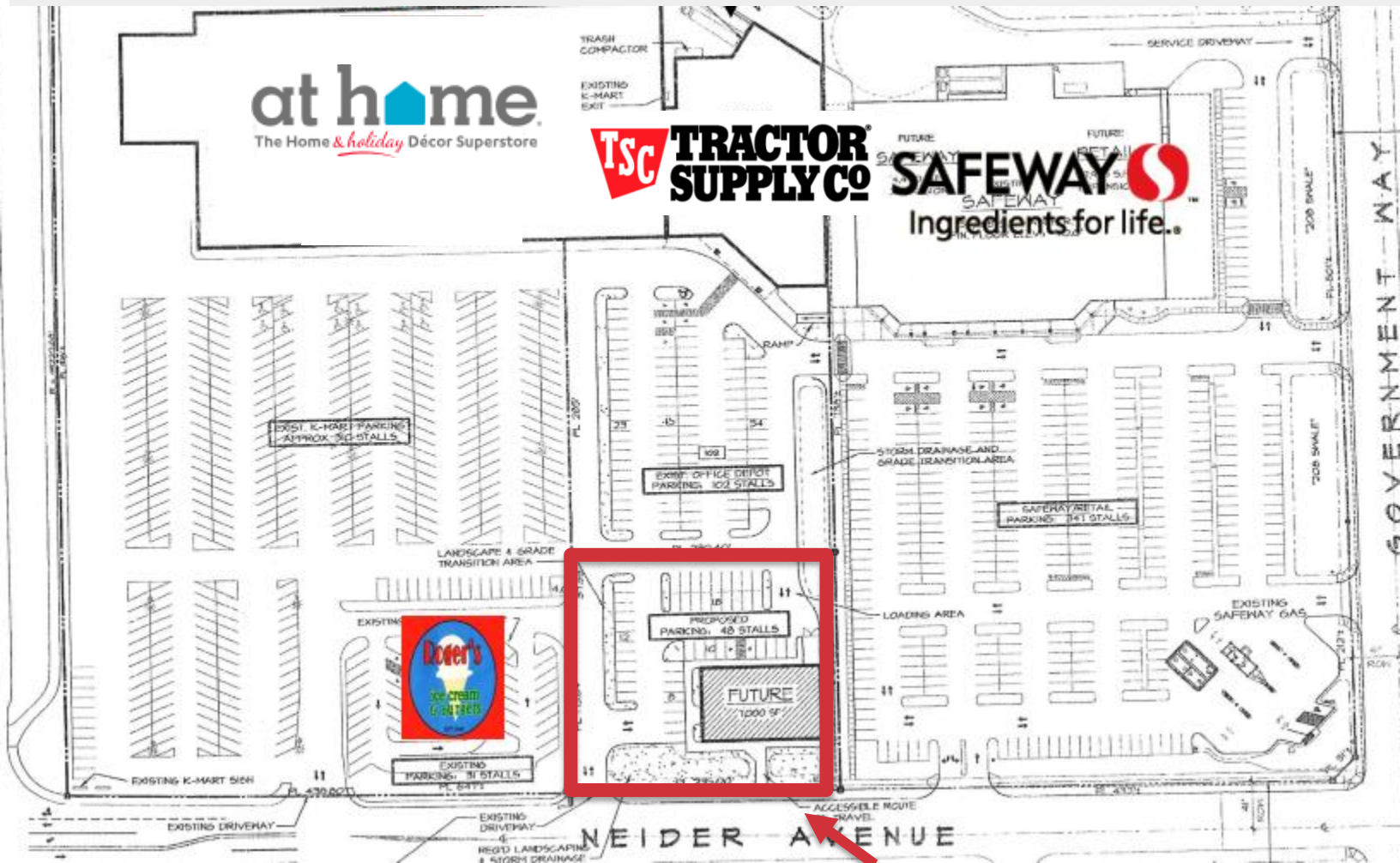
Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

Lease Rate: Negotiable

**Neider
Shopping
Center
For Lease**



Subject Property

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