

Hayden, Idaho
Medical/Dental Campus
Opportunity For Sale
11.46 acres



Hwy 95 & Orchard Ave.

Hayden, Idaho 83835

Property Overview:

The Hayden Medical Community has established offices on Hess Street that currently dead end at subject property. With the multiple access points and prime Highway 95 visibility, this site is ideal for a large medical campus and supporting office and retail uses. The owner would divide property or consider a joint venture.

Demographics	1 Mile	3 Miles	5 Miles
POPULATION			
2015 Population	8,617	37,383	66,933
HOUSEHOLDS			
2015 Households	3,504	14,003	26,370
2015 Median HH Income	\$50,373	\$52,336	\$47,807
2015 Per Capita Income	\$25,279	\$23,922	\$24,302
2015 Average HH Income	\$61,660	\$63,481	\$60,735

Property Facts:

- **Size:** 11.46 acres
- **Zoning:** Commercial/Development Agreement in Place with City of Hayden
- **2015 Taxes:** \$4,549.40
- **Legal Description:** HAYDEN LAKE IRR TRS AMENDED, TAX#20621 IN TRS 224 & 225 HAYDEN URD 2005, HAYDEN LAKE IRR TRS AMENDED, TAX#18234 IN TR 221
- **Highway 95 Frontage:** 662 Feet
- **Access:** Highway 95, Hess Street, Orchard Avenue, and Honeysuckle Avenue
- **Neighboring Medical:** Coeur d'Alene Pediatrics, Moss Family Dentistry, North Idaho Nephrology Associates, Ryon G. Schofield, DDS, Hayden Foot & Ankle Clinic, and Hearing Center of Idaho.

Sale Price: \$2,695,000

\$5.40 per sq. ft.

Jim Koon, Managing Broker

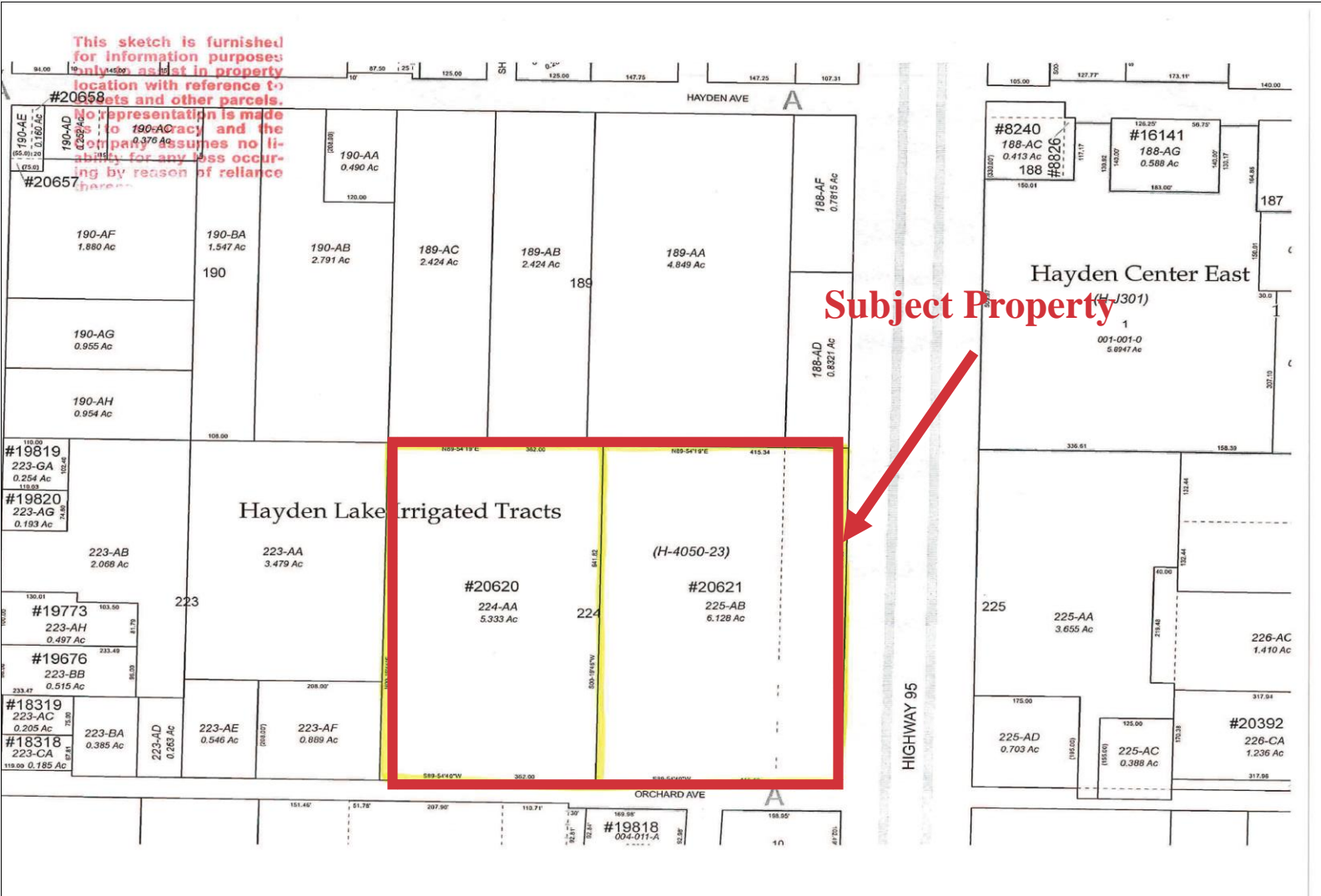
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For more information:

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