

Prime Retail with
Highway 95
Frontage
Ground Lease or
Build to Suit



Highway 95 Frontage

Hayden, Idaho 83835

Comments:

The property is surrounded by dense residential developments, retail, offices, medical and major grocery including Walmart and Super One Foods. Property is suited for a wide range of development from Retail, Office, and Medical uses.

Legal Description: DAVIS CENTER, LOT 7, LOT 8 EX TX#1 8442 BLK 5 2351N04W

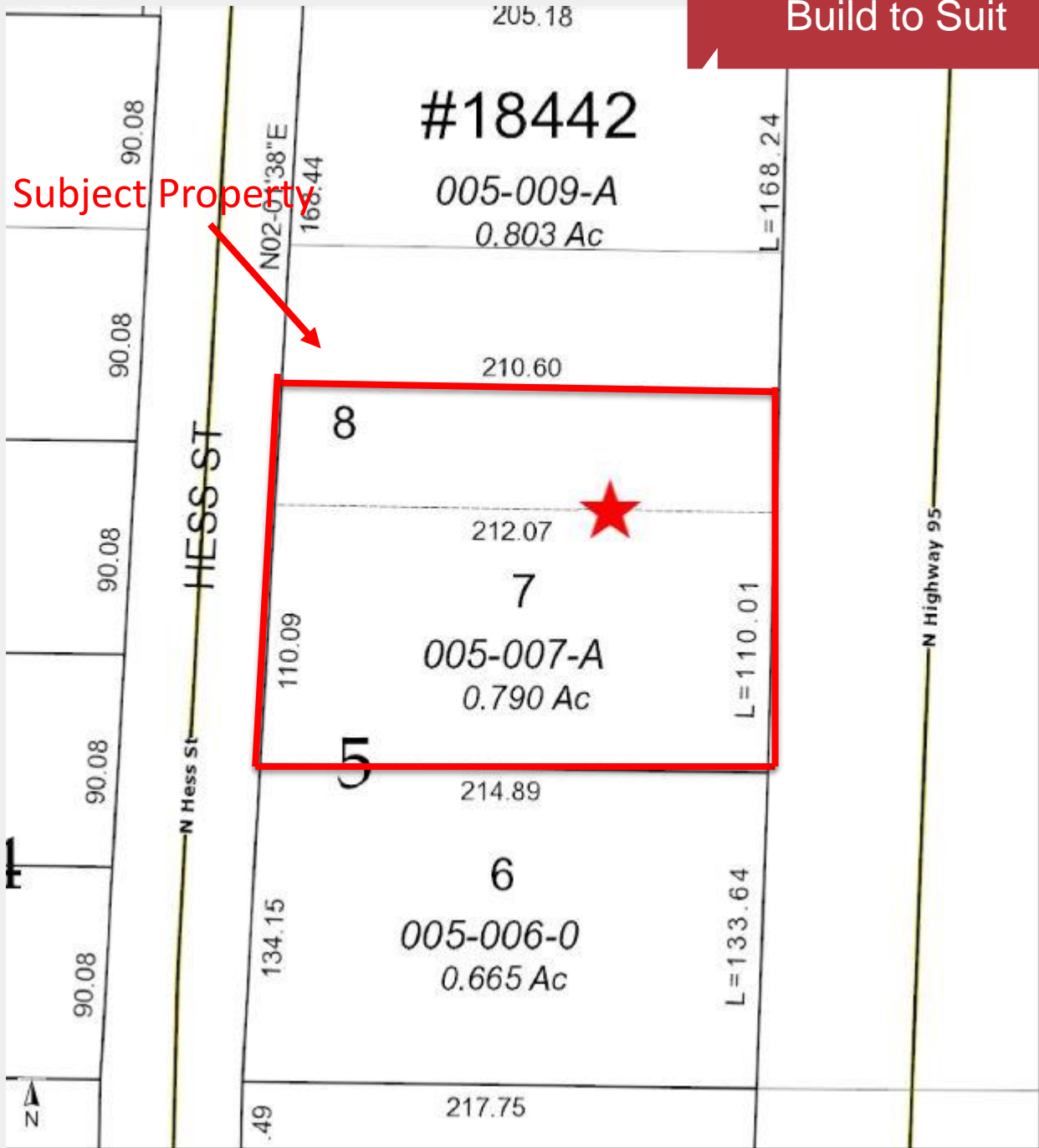
Owner will Build to Suit or Ground Lease all or part of the property.

Features:

- **Land Size:** 34,412 square feet
- **Zoning:** Commercial (City of Hayden)
- **Utilities:** All utilities available
- **Access:** Highway 95 is the busiest north/south arterial in North Idaho. The property can be accessed from both Honeysuckle Avenue and Orchard Avenue.
- **2019 Traffic Counts:** 33,000 ADT Highway 95 & Honeysuckle Avenue

Jim Koon, Managing Broker
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For more information:

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