

RETAIL PAD SITES FOR LEASE OR BUILD-TO-SUIT

4163 E Poleline Avenue - Post Falls, ID 83854

PRICE: Contact Listing Agents
AVAILABLE PAD SITES: ±0.55 - 1.07 Acres

CHAD CARPER, BROKER
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KIEMLE
HAGOOD

CHRIS BELL, SIOR
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NAI Black

NEW DEVELOPMENT
OPPORTUNITY!
JOIN GROCERY OUTLET
& 7/11 ~ COMING Q4
OF 2024



CONCEPTUAL SITE PLAN

4163 E. Poleline Avenue | Post Falls, ID 83854

★ Grocery Outlet & 7/11 Grand Opening
Expected by the Fourth Quarter of 2024

PAD SITES

Lot A. ±1.32 AC **LEASED**



Lot B. ±0.89 AC

Lot C. ±0.55 AC

Lot D. ±1.61 AC **LEASED**

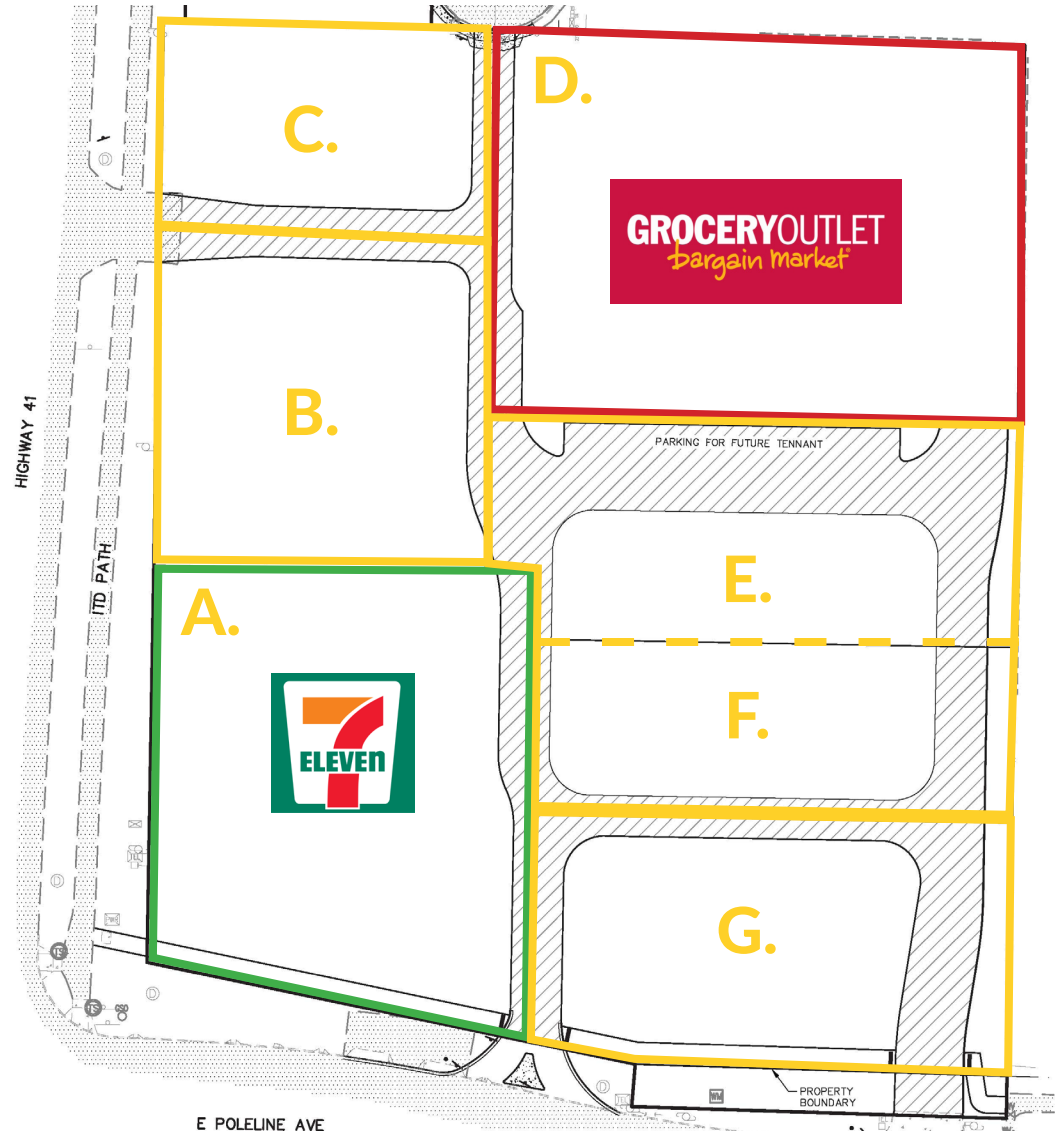


Lot E. ±0.92 AC

Lot F. ±0.67 AC

**Lots E & F: Combine for ±1.59 AC*

Lot G. ±1.07 AC



*Site plan is flexible dependent
upon tenant needs*



Located at the NEC of Highway 41 and Poleline Avenue

Poleline expansion is under way, and will connect Coeur d'Alene through the Prairie with thousands of rooftops, and future widening of Poleline, will make it a major thoroughfare, in addition to the Highway 41 traffic count which is expected to MORE than double in the next 10 years.

Multiple new businesses in progress for this area of Post Falls include:

Napa Auto Parts, Wendy's, The Joint Chiropractic, The Man Shop, Gesa Credit Union, Dutch Bros, Thai Bamboo, Nutex Post Falls Emergency Hospital and Kootenai Health 10.5 million expansion, to name a few.



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Neighboring Local Retailers:

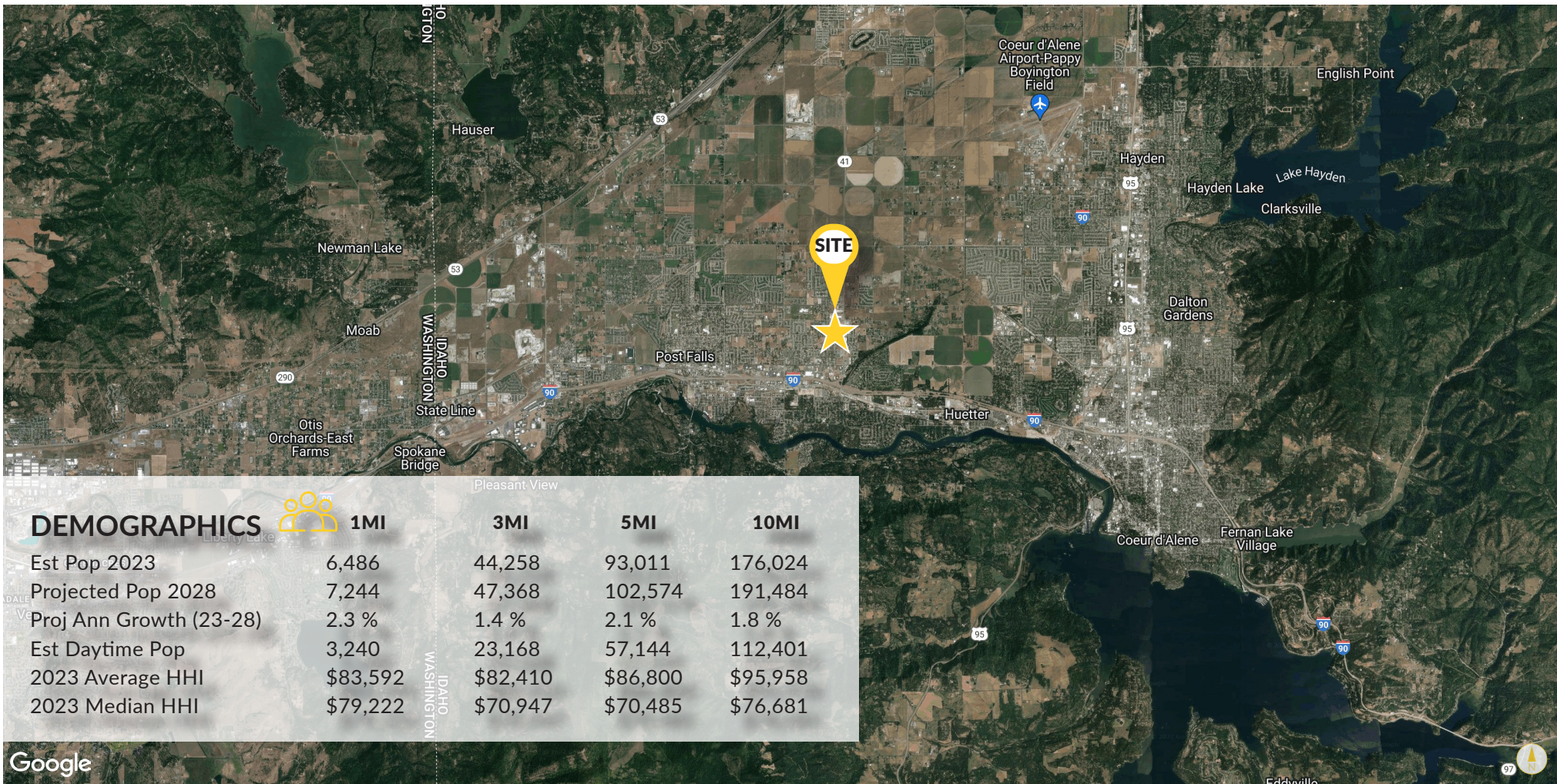
- Conoco
- Maverik
- Starbucks
- Popeyes
- Del Taco
- Goodwill
- Dutch Bros
- Anytime Fitness
- Jack in the Box
- Sonic
- and many more.....

[View Location](#)



TRAFFIC Average Daily Traffic

- Poleline Ave & Hwy 41: ± 22,743 ADT
- Hwy 41 @ Site: ± 17,556 ADT
- Poleline Ave @ Site: ± 5,186 ADT



DEMOGRAPHICS	1MI	3MI	5MI	10MI
Est Pop 2023	6,486	44,258	93,011	176,024
Projected Pop 2028	7,244	47,368	102,574	191,484
Proj Ann Growth (23-28)	2.3 %	1.4 %	2.1 %	1.8 %
Est Daytime Pop	3,240	23,168	57,144	112,401
2023 Average HHI	\$83,592	\$82,410	\$86,800	\$95,958
2023 Median HHI	\$79,222	\$70,947	\$70,485	\$76,681

Google

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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