

For Ground Lease or BTS
Land

NAIBlack



NEC Highway 41 & W Poleline Ave

Post Falls, Idaho 83854

Property Description

Land For Ground Lease or Build-to-Suit

New Retail Development! Join Grocery Outlet, 7-Eleven, and McDonalds!

Pad Size Range: ±0.55 - ±1.31 Acres

Lot B - ±0.89 AC

Lot C - ± 0.55 AC

Lot E - ±1.31 AC

Pad Ready Commercial Development Lots at Signalized Hard Corner

Thousands of New Homes Being Developed Nearby

Four Access Points - Including Hwy 41, Poleline Ave, And Ketchikan Ct

Pylon Signage Available on Highway 41

Ground Lease Rate: Negotiable

Build-To-Suit Rate: Pricing Based On Plans



For more information

Jeff Ottmar

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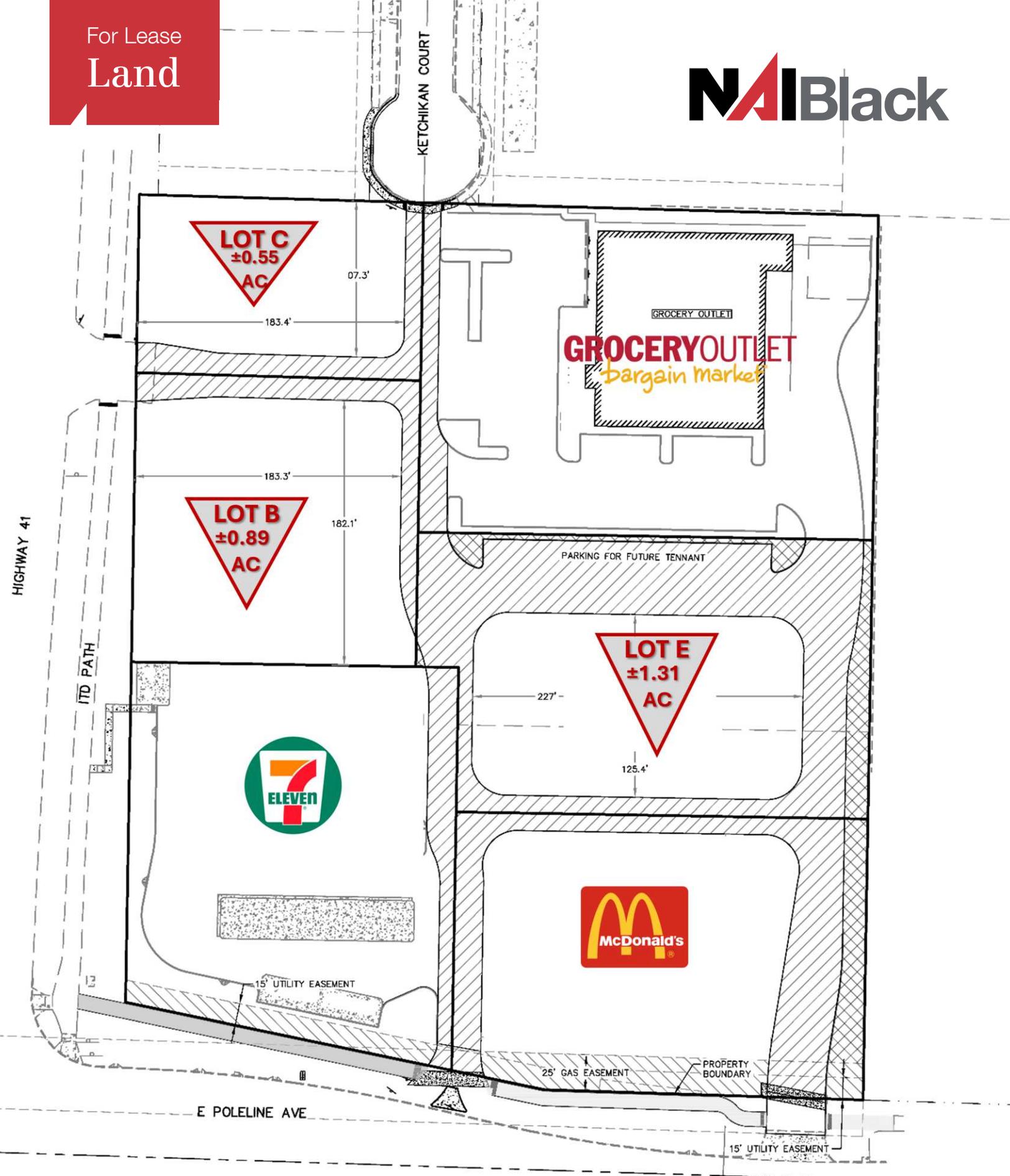
jeff.ottmar@naiblack.com

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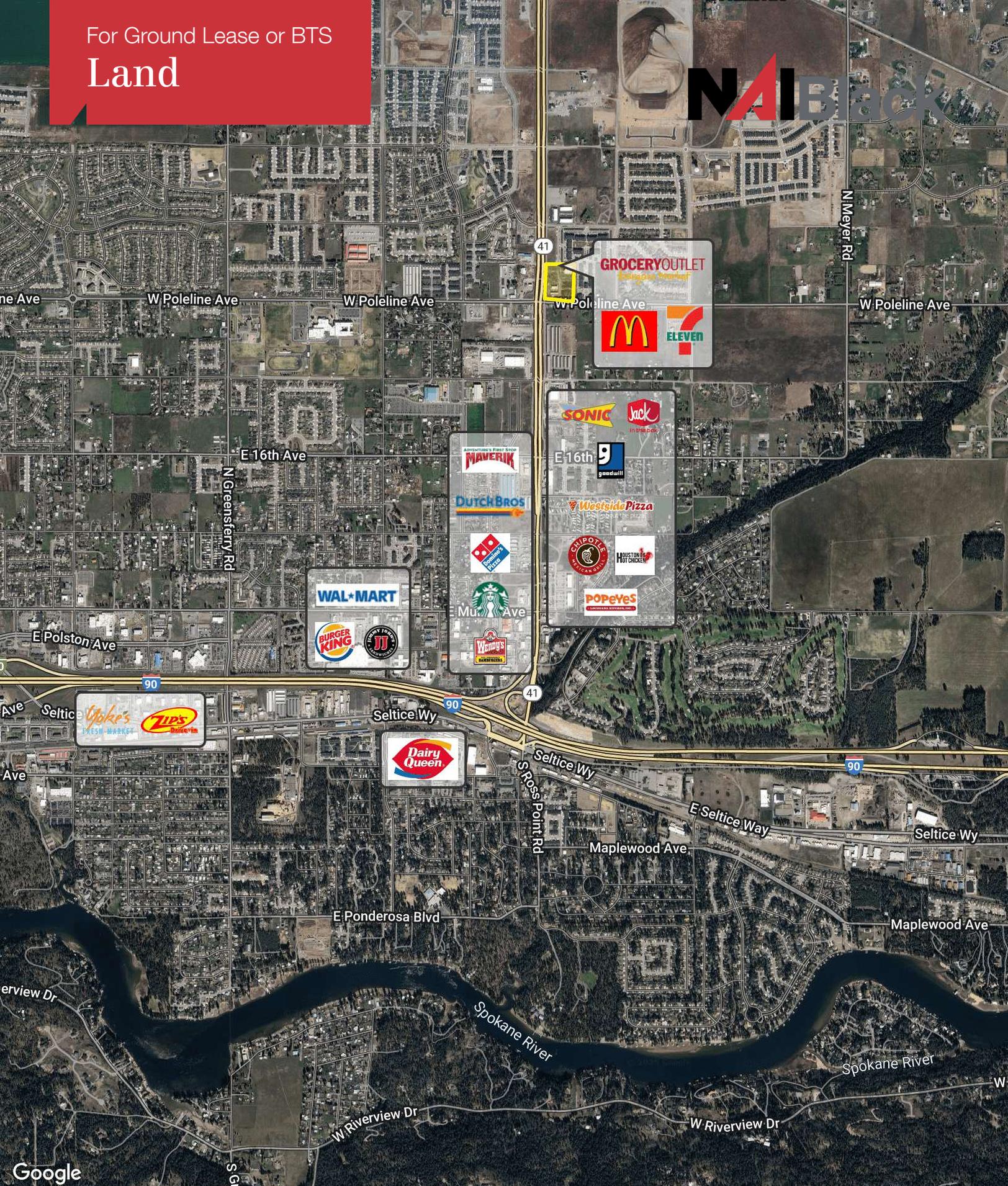
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GROCERY OUTLET
Bring Day Freshness!

ADVENTURER'S FIRST STOP
MAVERIK

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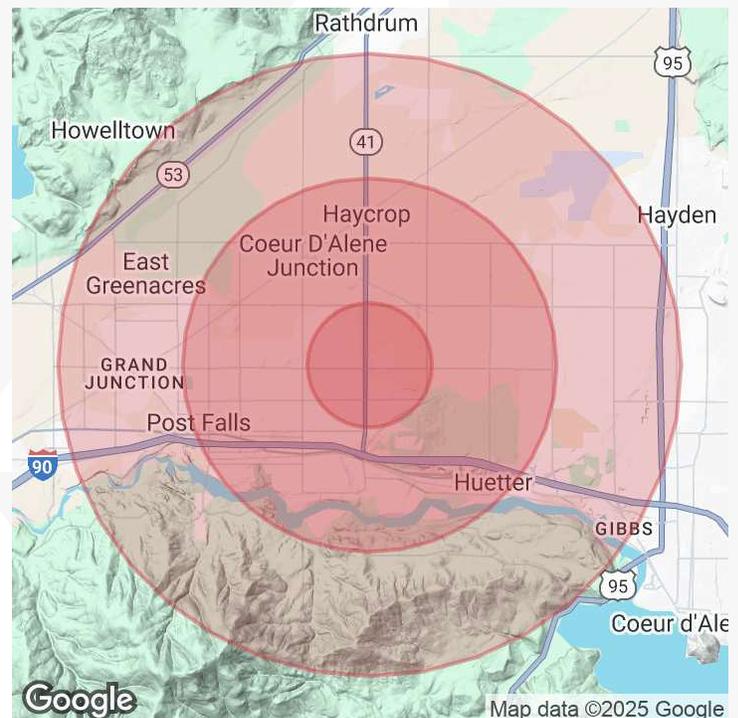
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,949	44,888	63,736
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,204	17,131	24,113
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$92,176	\$89,065	\$92,441
Average House Value	\$477,723	\$524,594	\$559,866

Demographics data derived from AlphaMap



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