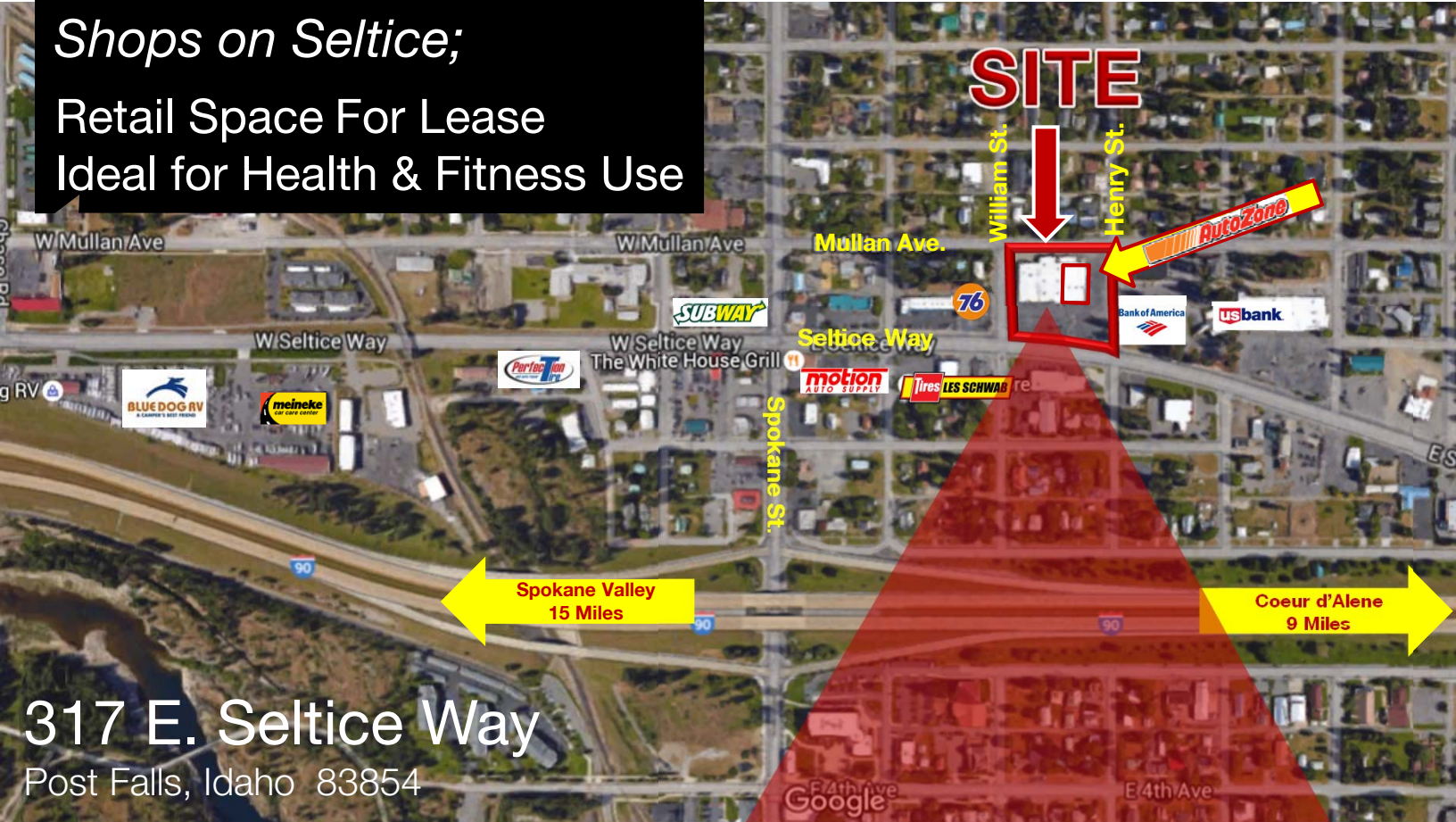


Shops on Seltice;

**Retail Space For Lease
Ideal for Health & Fitness Use**



317 E. Seltice Way
Post Falls, Idaho 83854

Space Available:

- Space A: 7,282 SF ° (Corner Location)
- Space B: 5,000 SF ° (Tall Ceiling)
 - Landlord Will Expand This Store Front Glass
- Warehouse Space: 1,430 SF
- Rear of Center Abuts E. Mullan Ave.
for Additional Sign Placement
- Full City Block

Property Features

- Great Visibility
- Rear Receiving Doors
- High Traffic
- Double-Facing Pylon Sign
- Dedicated Parapet Façade Sign Opportunity
- Ample Parking
- Co-Tenants:
 - Auto Zone
 - Idaho Youth Ranch
- Near By Businesses:
 - Motion Auto Supply
 - Bank of America
 - US Bank
 - Subway Restaurants
 - Walgreens
 - White House Grill
 - ID State Liquor Store
 - Union 76 Convenience Store



**Space A
Available**

**Space B
Available**

Lease Rate:

\$10.00/PSF NNN

For More Information, Please Contact:

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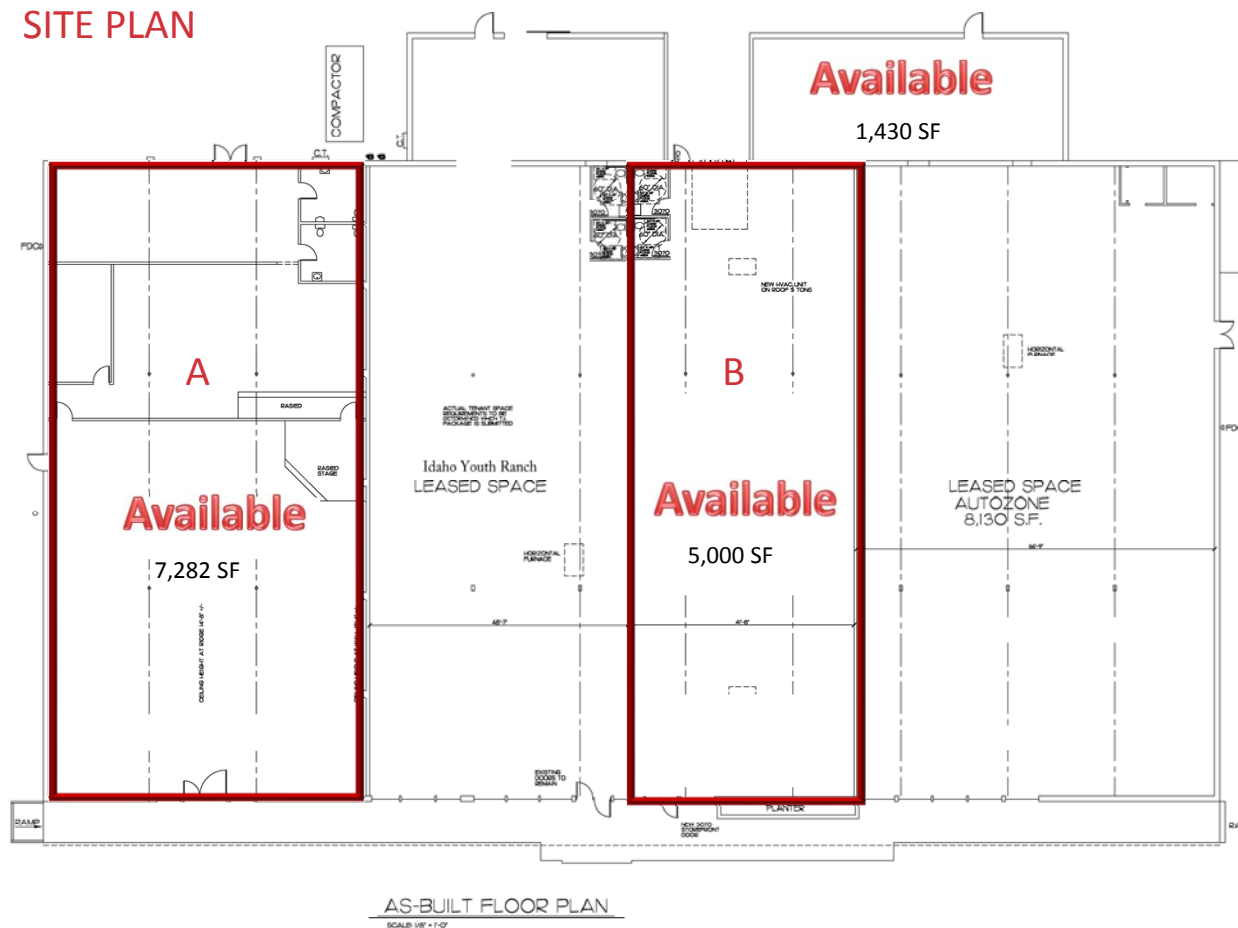
Owner is a Licensed Real Estate Broker

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SITE PLAN



BAKER CONSTRUCTION E. 27th SPACED SPOKANE, WASHINGTON 99202 509-335-3668 FAX: 509-335-3720	
PROJECT: SPENCER'S POST FALLS, IDAHO LEASE FLOOR PLAN	DATE: FEB 17, 2006 SHEET: LS-1

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Spokane, WA 99201

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Shops on Seltice;

For Lease

317 E. Seltice Way

Post Falls, ID 83835



2018 Demographics:

	<u>3 Mile</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	38,111	49,450	89,668
Average HHI:	\$65,724	\$69,294	\$70,867
Median Age:	35.5	36.7	36.7
2023 Projected Population:	42,421	55,084	100,213

	<u>5 Min.</u>	<u>10 Min.</u>	<u>15 Min.</u>
Population:	17,743	45,381	127,873
Average HHI:	\$61,260	\$64,962	\$70,457
Median Age:	35.1	35.7	37.2
2023 Projected Population:	19,626	50,449	127,889

Traffic Counts:

E Seltice Way: 16,000 VPD

N Spokane St: 16,821 VPD

I-90: 48,500 VPD

9 Miles from Coeur d'Alene, ID

15 Miles from Spokane Valley, WA



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