

Former Safeway Available

7168 1st Street, Bonners Ferry, Idaho 83805

14,206 SF on 0.795 Acres
Lease Rate Negotiable



Property Highlights

- Retail/Manufacturing Space Available for Lease
- Easy Access to Highway 2/95
- Minutes from the Canadian Boarder
- High Traffic Counts - 13,500 Average Daily Traffic
- Pylon & Building Signage Spaces
- Overhead Door, Dock-High Door & Loading Areas
- Large Parking Field
- Grocery Restriction
- Located in Downtown just off a Main Thoroughfare
- Surrounded by City Services, Retailers & Restaurants
- Excellent Ingress/Egress
- No LockBox On-Site, Please Contact Agents for Tours

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Interior & Exterior Photos



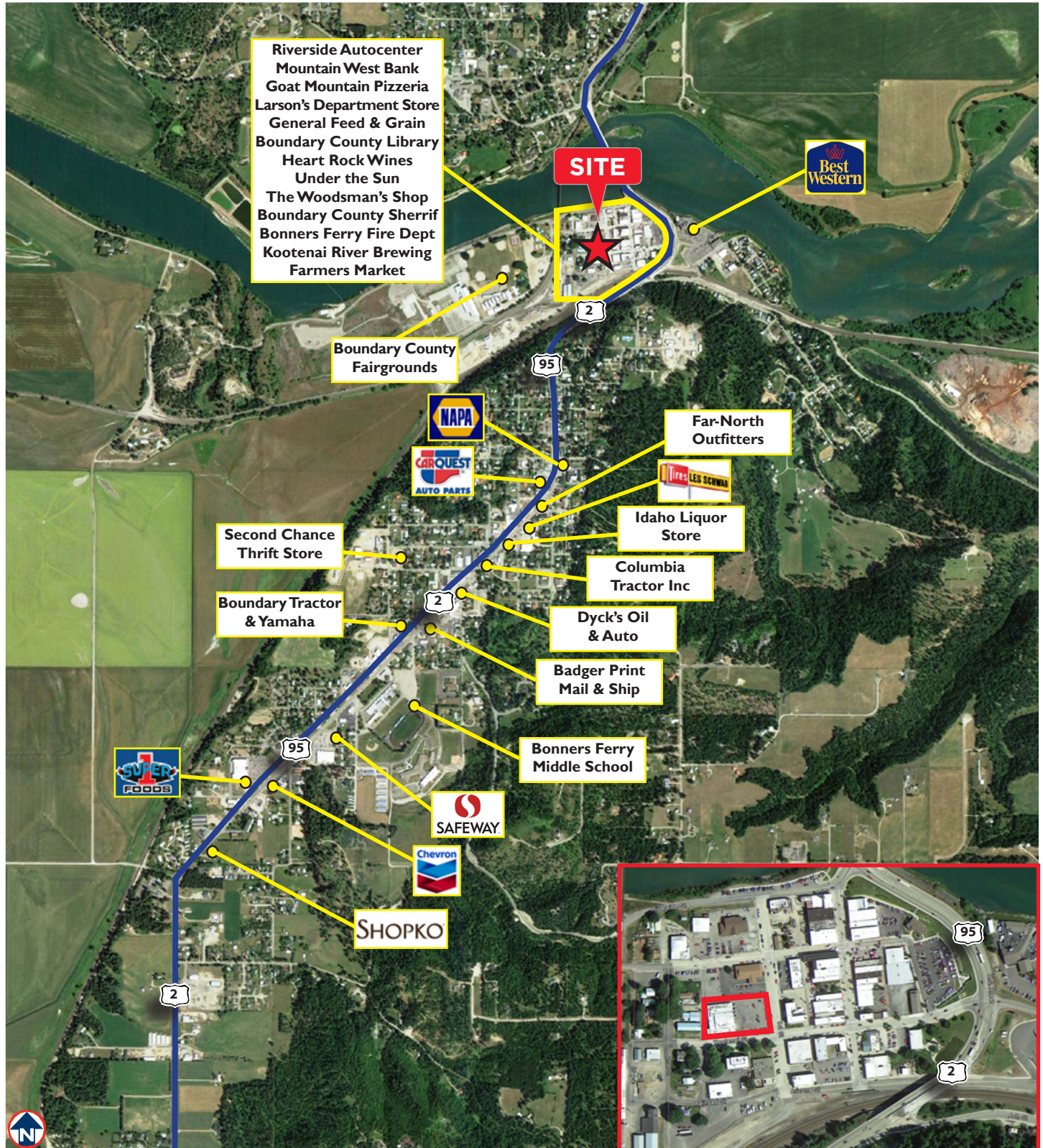
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Minutes from the Canadian Border



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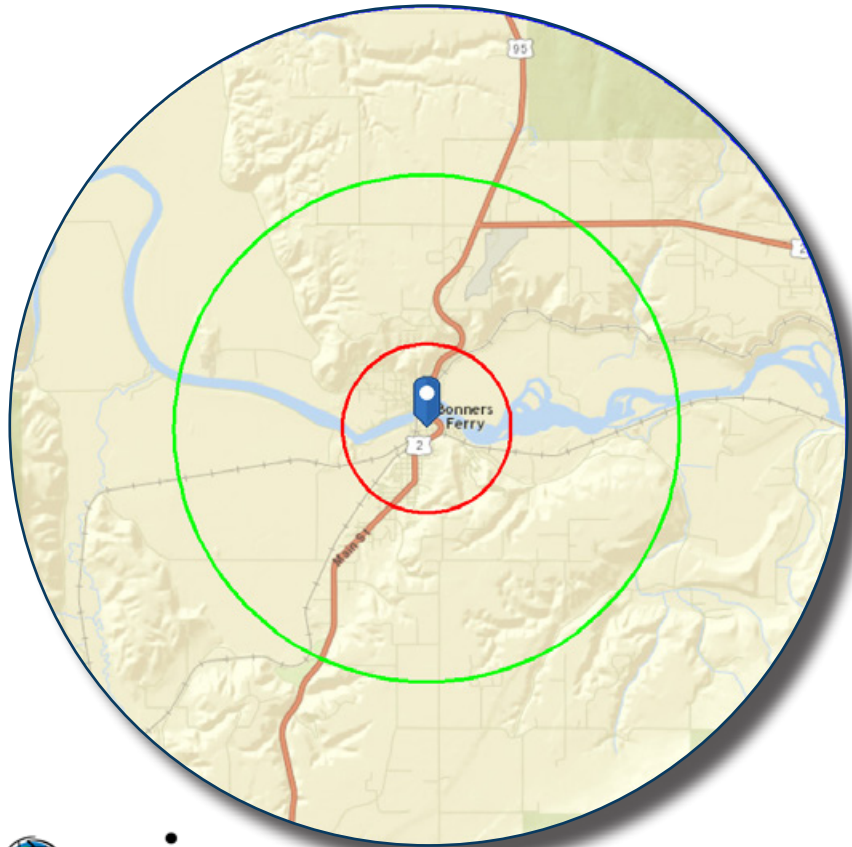
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- LOCATED IN A GROWING AREA IN BONNERS FERRY -

In the identified area, the current year population is 6,024. In 2010, the Census count in the area was 5,645. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 6,395 representing a change of 1.20% annually from 2017 to 2022.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Population			
2000 Population	1,780	3,533	5,207
2010 Population	1,852	3,739	5,645
2017 Population	1,867	3,930	6,024
2022 Population	1,943	4,158	6,395
2000-2010 Annual Rate	0.40%	0.57%	0.81%
2010-2017 Annual Rate	0.11%	0.69%	0.90%
2017-2022 Annual Rate	0.80%	1.13%	1.20%
2017 Male Population	49.8%	50.0%	50.1%
2017 Female Population	50.2%	50.0%	49.9%
2017 Median Age	44.0	43.8	43.7

	1 mile	3 miles	5 miles
Households			
2000 Households	724	1,417	2,008
2010 Households	802	1,584	2,319
2017 Total Households	806	1,652	2,455
2022 Total Households	838	1,741	2,598
2000-2010 Annual Rate	1.03%	1.12%	1.45%
2010-2017 Annual Rate	0.07%	0.58%	0.79%
2017-2022 Annual Rate	0.78%	1.05%	1.14%
2017 Average Household Size	2.27	2.34	2.43

	1 mile	3 miles	5 miles
Average Household Income			
2017 Average Household Income	\$52,480	\$51,741	\$51,927
2022 Average Household Income	\$55,392	\$54,827	\$55,075
2017-2022 Annual Rate	1.09%	1.17%	1.18%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	181	308	390
Total Employees:	1,257	2,179	2,727

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