KOHL'S ANCHORED PAD SITE

COEUR D'ALENE, ID 83815 | 545 W Aqua Ave | SWQ of HWY 95 & Prairie Ave | #1165



- Excellent visibility from Hwy 95
- Strong retail demand and limited availability
- Located in the heart of Coeur d'Alene's busiest retail corridor

DEMOGRAPHICS:	3 Mile	5 Mile	7 Mile
2017 Population	52,240	80,578	115,985
2017 Daytime Population	21,602	45,447	53,714
2017 Average HH Income	\$71,077	\$70,649	\$69,615
2017 Median HH Income	\$57,403	\$55,937	\$55,735

TRAFFIC COUNTS:

Highway 95: ± 31,000 ADT W Prairie Ave: ± 16,000 ADT

AVAILABLE SF:

APPROX. 20,000 SF

GROUND LEASE:

CALL FOR INFORMATION

ZONING:

COMMERCIAL (C-17)

USE RESTRICTION: NO RESTAURANT

AREA ANCHORS:

TARGET

Walgreens

Fred Meyer Lowe's

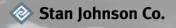






CHAINLINKS RETAIL ADVISORS





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For Information Please Call: 206-641-9500 Matt Hietbrink | Matt@Mattispart.com



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