

# 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:



MATTIS PARTNERS

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

CHAINLINKS  
RETAIL ADVISORS

Stan Johnson Co.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Rev. 06/01/18



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