

FOR LEASE

Former Safeway Available

2330 Nez Perce Drive, Lewiston, Idaho 83501



20,000 - 58,000 SF Available
Lease Rate Negotiable

Property Highlights

- Prime Retail Space in the Nez Perce Plaza in Lewiston
- Available for Lease
- Excellent Visibility on Thain Road & Nez Perce Drive
- High Traffic Counts - 25,000 Average Daily Traffic
- Multiple Pylon Signs
- Overhead Doors & Loading Areas
- Large Parking Field
- Grocery Restriction
- Located in Downtown on the Main Thoroughfare
- Excellent Ingress / Egress
- No LockBox On-Site, Please Contact Agents for Tours

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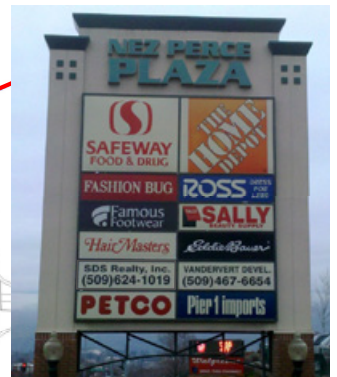
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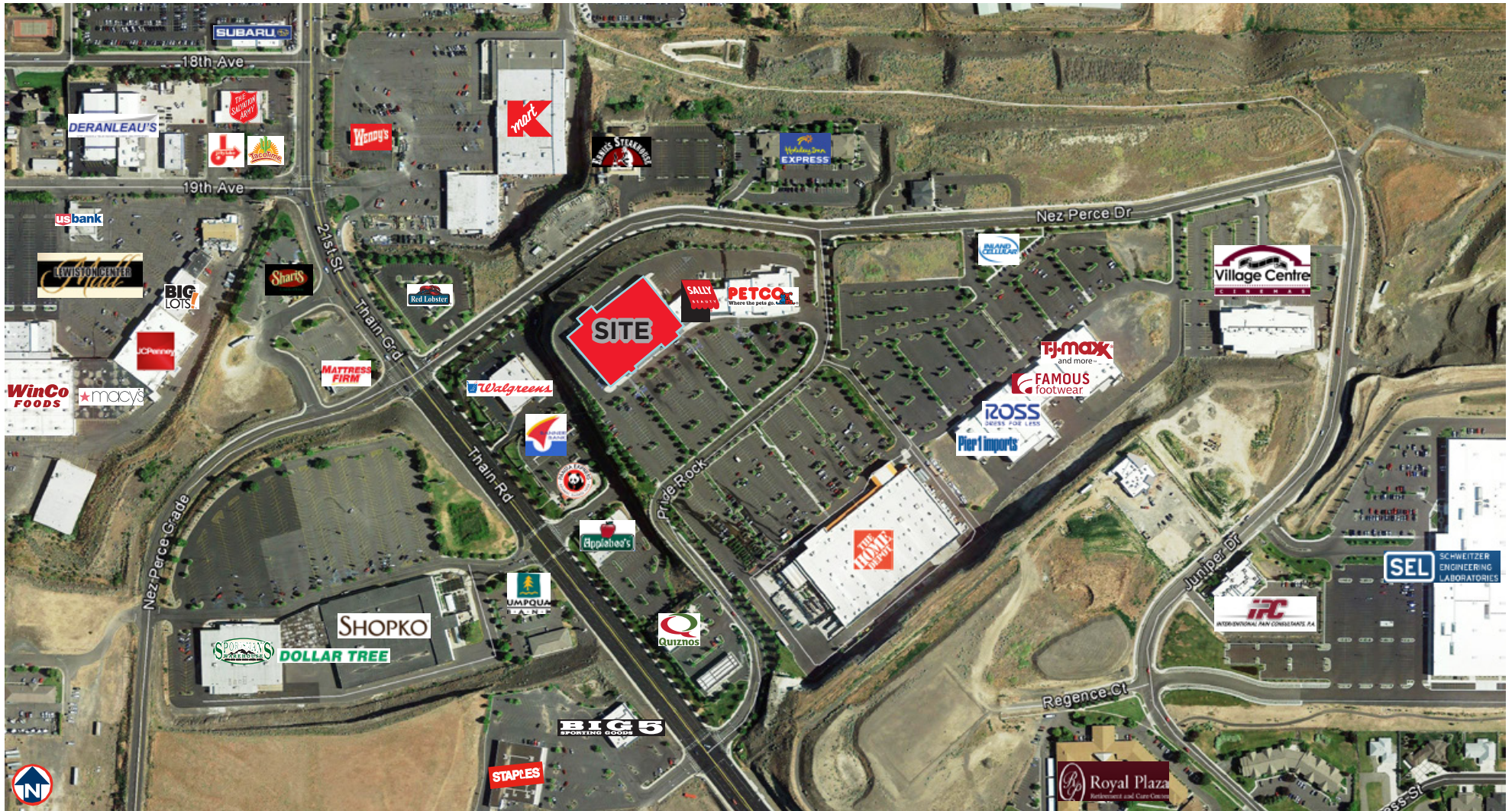


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Large Parcel with Adequate Parking Field - 20,000 - 58,000 SF Available - Lease Rate Negotiable



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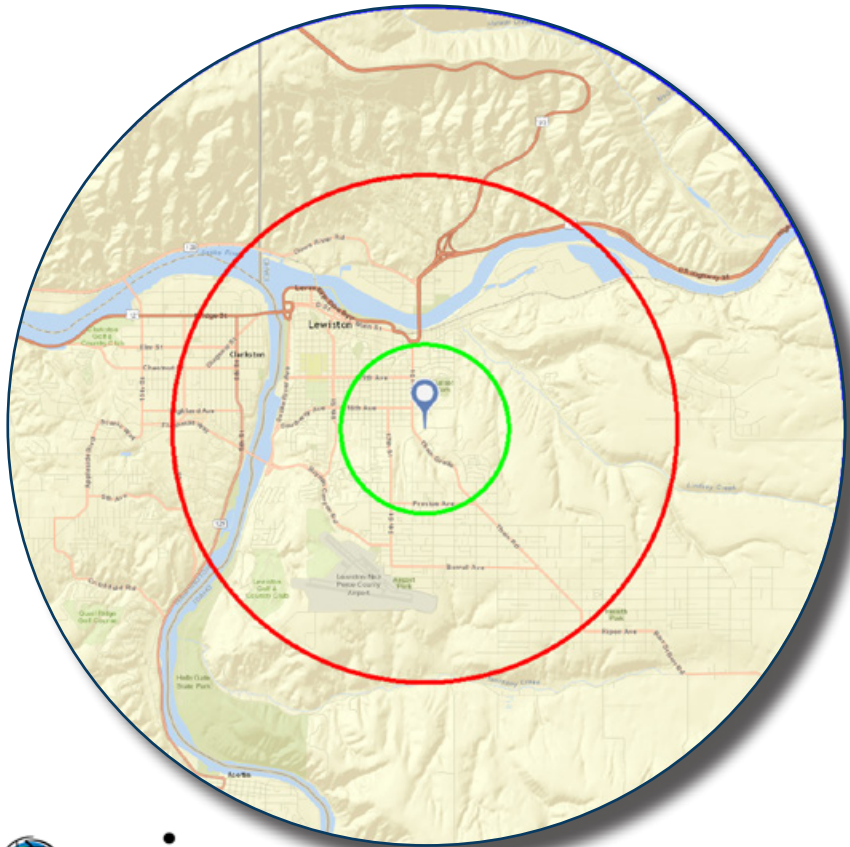


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- LOCATED IN A GROWING AREA IN LEWISTON -

In the identified area, the current year population is 54,846. In 2010, the Census count in the area was 53,592. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 55,970 representing a change of 0.41% annually from 2016 to 2021.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 6,694 | 34,561 | 51,138 |
| 2010 Population | 7,073 | 35,785 | 53,592 |
| 2016 Population | 7,249 | 36,554 | 54,846 |
| 2021 Population | 7,398 | 37,270 | 55,970 |
| 2000-2010 Annual Rate | 0.55% | 0.35% | 0.47% |
| 2010-2016 Annual Rate | 0.39% | 0.34% | 0.37% |
| 2016-2021 Annual Rate | 0.41% | 0.39% | 0.41% |
| 2016 Male Population | 47.9% | 48.7% | 49.0% |
| 2016 Female Population | 52.1% | 51.3% | 51.0% |
| 2016 Median Age | 41.9 | 40.8 | 42.2 |

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Households | | | |
| 2000 Households | 2,927 | 14,607 | 21,054 |
| 2010 Households | 3,095 | 15,310 | 22,571 |
| 2016 Total Households | 3,153 | 15,574 | 23,039 |
| 2021 Total Households | 3,208 | 15,846 | 23,483 |
| 2000-2010 Annual Rate | 0.56% | 0.47% | 0.70% |
| 2010-2016 Annual Rate | 0.30% | 0.27% | 0.33% |
| 2016-2021 Annual Rate | 0.35% | 0.35% | 0.38% |
| 2016 Average Household Size | 2.22 | 2.28 | 2.33 |

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Average Household Income | | | |
| 2016 Average Household Income | \$57,220 | \$56,352 | \$59,981 |
| 2021 Average Household Income | \$62,488 | \$61,206 | \$65,248 |
| 2016-2021 Annual Rate | 1.78% | 1.67% | 1.70% |

| Data for all businesses in area | 1 mile | 3 miles | 5 miles |
|--|---------------|----------------|----------------|
| Total Businesses: | 486 | 2,135 | 2,643 |
| Total Employees: | 6,679 | 23,530 | 27,152 |

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