

1806 21ST STREET IN LEWISTON, IDAHO

COMMERCIAL/RETAIL
FOR LEASE: \$10/SF
FOR SALE: CLA

COMMERCIAL/RETAIL/ AUTO REPAIR SPACE

Lease Rate:	\$10/SF
Sale Price	Call Listing Agent
Building Size	11,904 SF
Lot Size	34,500 SF

Ave Daily Traffic Volumes

Thain Grade south of 19th Ave	28,194
16th Street @ 19th Ave	25,872
17th Street @ 19th Ave	10,989
Highway 12 @ Bridge over Clearwater	23,526
19th Ave @ Site	6,315
Both Hwy 95 & Hwy 12 exiting Lewiston	25,335

Demographics	1 Mile	3 Mile	5 Mile
Total Pop	7,518	35,563	51,765
Total Daytime Pop	8,965	39,767	50,990
% Pop Change 00-06	2.94%	1.75%	2.03%
Med Age Total Pop	36.6	38.2	38.8
06 Ave HHI	\$51,345	\$50,635	\$54,227
06 Med HHI	\$36,095	\$33,414	\$36,423



For more information,
please contact:

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**KIEMLE &
HAGOOD
COMPANY**



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