

# 675 KOOTENAI CUTOFF ROAD PONDERAY, IDAHO 83852

# FOR LEASE: RETAIL SPACE UP TO 3,500 SqFt

Excellent retail opportunity adjacent to Wal-Mart Supercenter, Home Depot and Ponderay Crossing Shopping Center.



Demographics	1 Mile	3 Mile	10 Mile
2008 Total Pop	1,181	10,673	22,559
% Pop Change 90-00	35.14%	26.22%	32.82%
% Pop Change 00-08	21.38%	24.00%	18.38%
% Pop Change 08-13	10.08%	11.52%	10.47%
Daytime Pop	1,207	14,187	25,721
2008 Ave HHI	\$65,493	\$65,705	\$69,351
2008 Med HHI	\$50,947	\$42,977	\$46,083

Traffic Counts	
Highway 95	10,000 ±

For more information,  
please contact:

**CHRIS SCHREIBER, CCIM**  
Associate Broker  
208.770.2593  
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Asking Rate: \$15.00/SqFt  
\$1.25/SqFt/month

Triple Net (NNN), 3+ years preference

Suite Size: 3,500 SqFt

Building Size: 11,200 ± SqFt

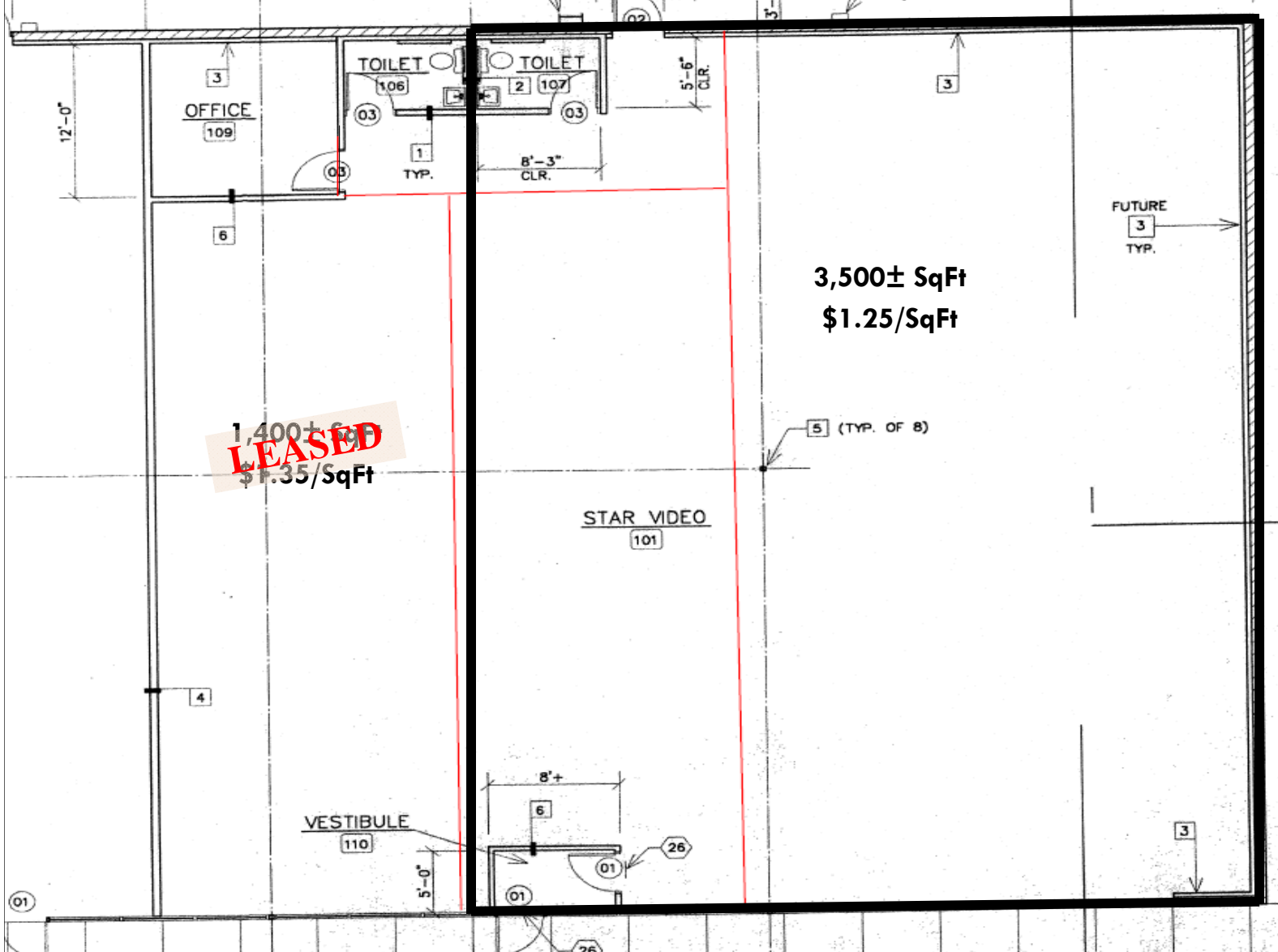
Parking: 1 car/ 200 SqFt



Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.



# Proposed Three Suite Configuration



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**KIEMLE &  
HAGOOD  
COMPANY**

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