

# 469059 HIGHWAY 95 S SAGLE, IDAHO 83860

## RETAIL SPACE FOR LEASE

Lease Rate: \$2,500/month  
 Terms: 3 years, modified gross  
 Available SF: 2,500 SF  
 Year Built: 2004  
 RP#: RP56N02W152752A

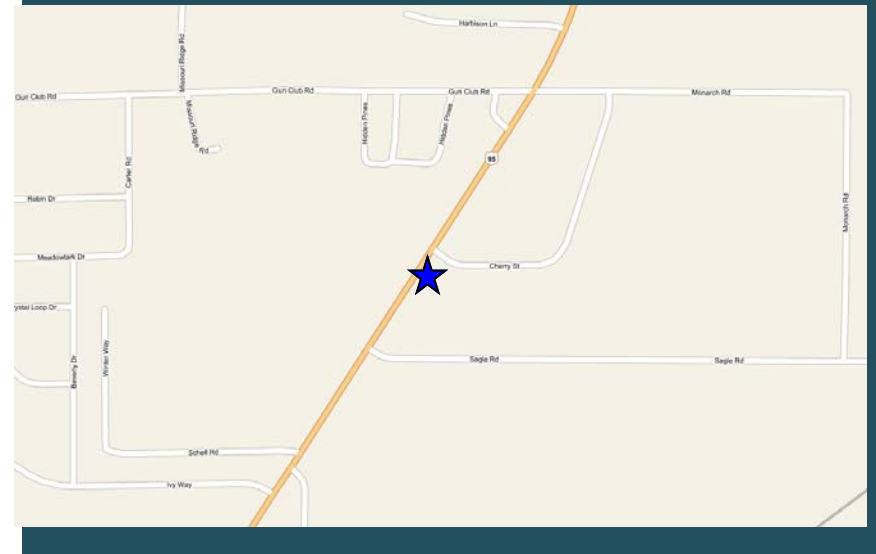
- Central air/heating
- One overhead door
- Outside Highway Frontage

### Traffic Counts

Highway 95 @ Sandpoint:  
 38,230 vehicles per day (as of 04/09)

Source: Idaho Department of Transportation

| Demographics          | 3 Mile   | 10 Mile  |
|-----------------------|----------|----------|
| 2008 Total Population | 2,901    | 22,333   |
| % Pop Change 90-00    | 27.65%   | 35.81%   |
| % Pop Change 00-08    | 18.55%   | 18.80%   |
| % Pop Change 08-13    | 12.13%   | 10.65%   |
| Daytime Population    | 2,691    | 24,647   |
| 2008 Ave HHI          | \$63,684 | \$68,003 |
| 2008 Med HHI          | \$43,094 | \$45,635 |



For more information,  
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 HAGOOD  
 COMPANY**

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