

613 RIDLEY VILLAGE ROAD SANDPOINT, IDAHO 83864

FOR SALE OR LEASE: COMMERCIAL LAND, OFFICE, RETAIL BUILDINGS

Sale Price:
\$1,959,000

Lease Rate:
\$12.00/SqFt, NNN

*For more information,
please contact:*

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Associate Broker

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Sale Price: \$1,959,000

Space for Lease: \$12.00/SF, NNN

Term: 3+ years preferred

Land SF: 0.87 ± Acres

Legal: Lot 1A of Replat of Lot 1, Ridley Court, Book 9, Page 185, Bonner County, Idaho

- Easily adaptable to most office or professional uses. Approximately 5,000 to 12,000 square feet available.
 - Excellent onsite parking and street access.
 - All city service in place.
- Great highway exposure across from high school and one block from County Admin Building.

Demographics	3 Mile	10 Mile
2008 Total Pop	10,677	22,517
% Pop Change 90-00	28.24%	34.17%
% Pop Change 00-08	23.86%	18.73%
% Pop Change 08-13	11.54%	10.61%
Daytime Pop	14,185	25,633
2008 Ave HHI	\$67,031	\$69,201
2008 Med HHI	\$41,334	\$46,400



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