

# RIDLEY VILLAGE ROAD & HIGHWAY 2 SANDPOINT, IDAHO 83864

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

**Price:**  
**\$312,000**  
**\$11/SqFt**

For more information,  
please contact:

**CHRIS SCHREIBER, CCIM**

Associate Broker

208.770.2593



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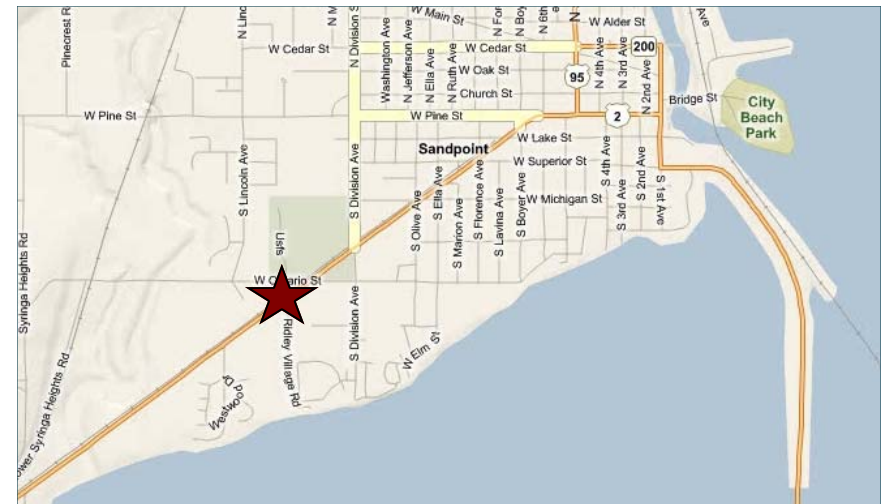
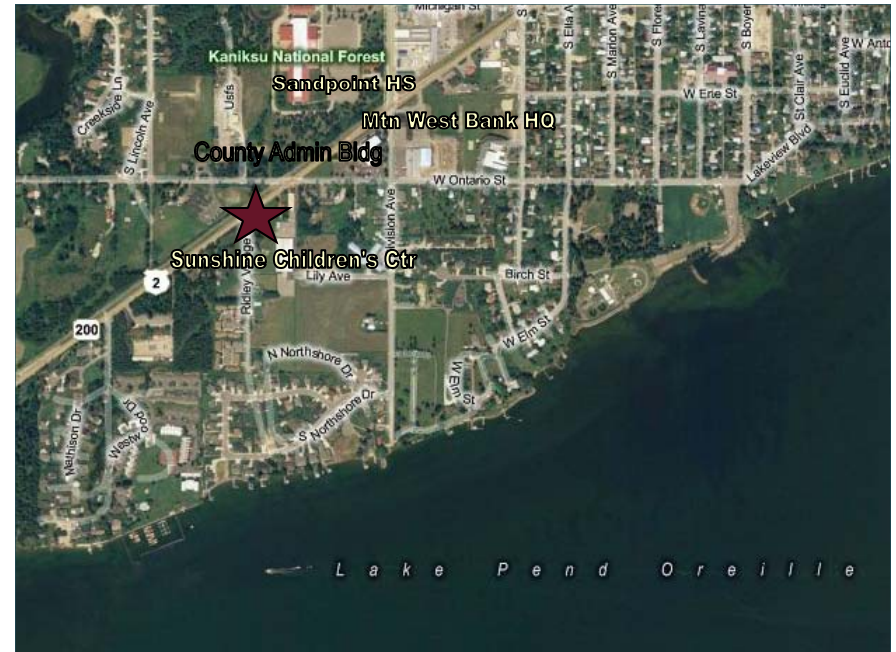


Sale Price: \$312,000  
Land SF: 0.64 ± Acres  
Lot 2 of Replat of Lot 1,  
Ridley Court, Book 9,  
Page 185  
Legal :  
Zoning: Commercial – D  
Power: Avista, Stubbed Onsite  
Water: City, Stubbed Onsite  
Sewer: City, Stubbed Onsite  
Phone: Verizon, Stubbed Onsite

GREAT highway frontage combined with  
consumer traffic gives this commercial parcel  
unlimited potential for retail, service retail or  
office users.

Owner will consider build to suit (sale or lease).

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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