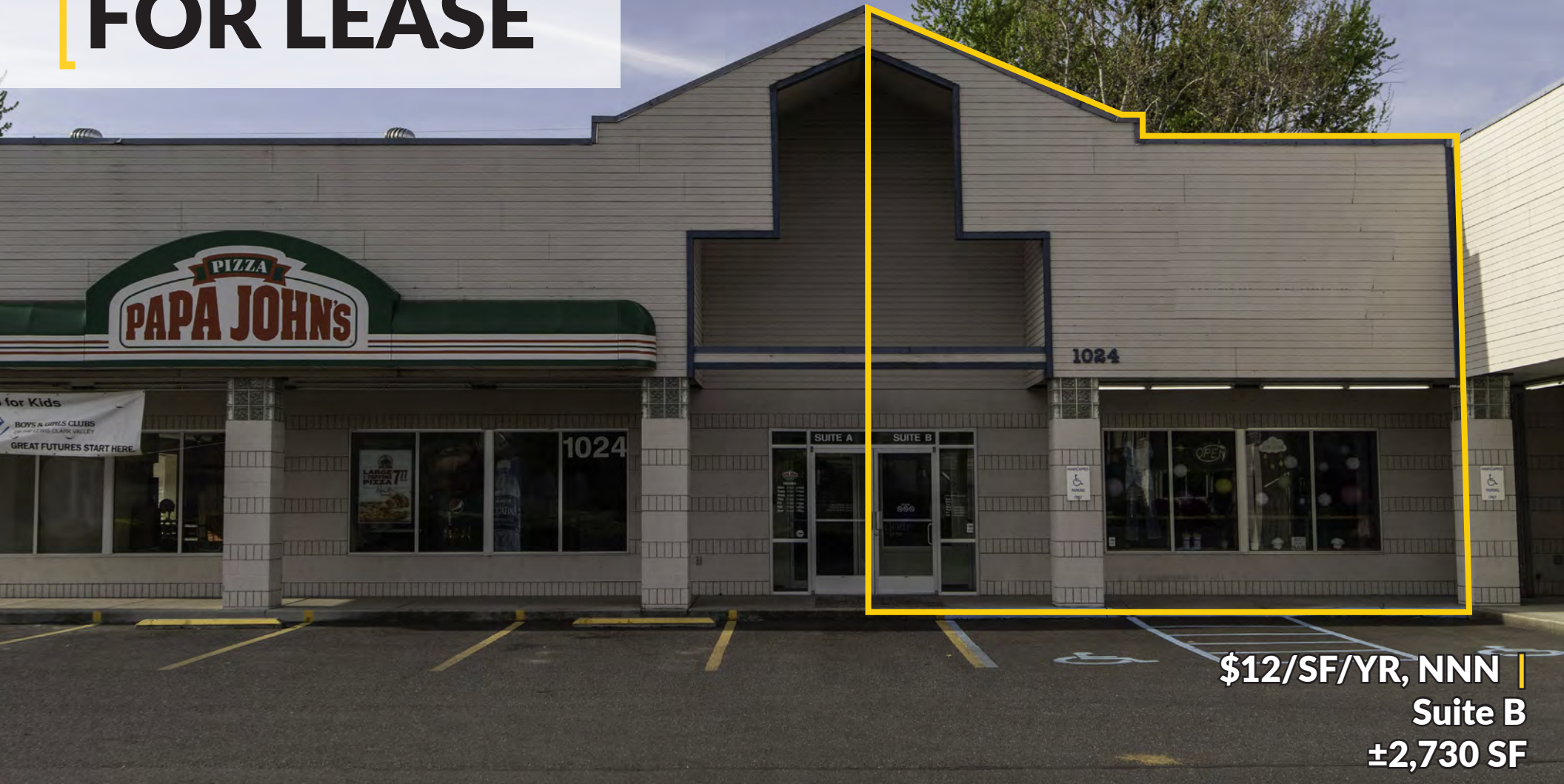


# SPACE FOR LEASE



## Retail Space

1024 16th Avenue, Lewiston, ID 83501

**Justin Rasmussen** | 208.310.3892 or [justin.rasmussen@kiemlehagood.com](mailto:justin.rasmussen@kiemlehagood.com)

208.882.3800  
312 S. Washington Street, Suite 2  
Moscow, ID 83843



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## Retail Space

1024 16th Avenue, Lewiston, ID 83501

### Available Space

Suite B (Available 5/31/2022)  
\$12/SF, NNN  
±2,730 SF

#### Current Tenants:

- Papa Johns
- Edward Jones

### Location Highlights

- Centrally located
- Off street parking
- 16<sup>th</sup> Ave @ 11<sup>th</sup> Street traffic count ±12,600 ADT

Source: Regis/Sites USA

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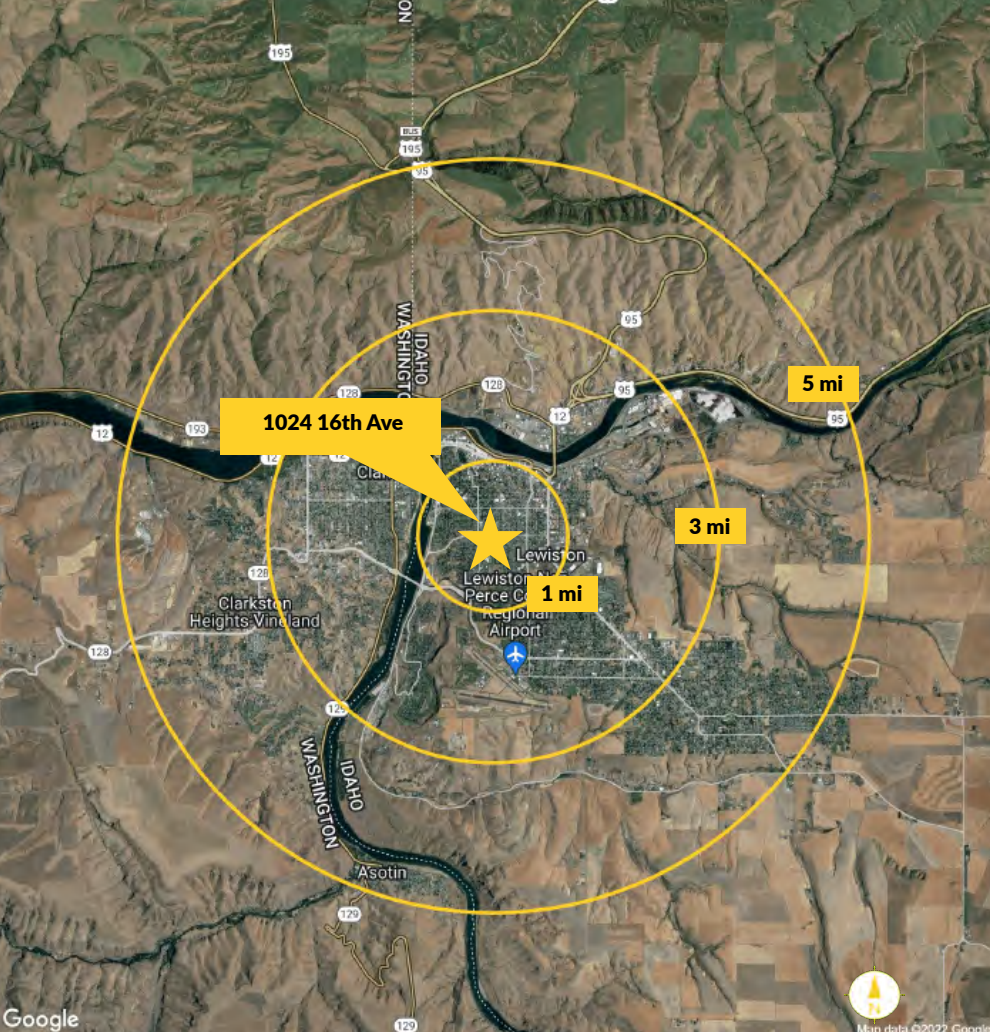
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## About the Region

On opposite borders of the Snake River at the southern end of the Palouse region of the Inland Northwest, you'll find Lewiston, Idaho and Clarkston, Washington. Together they form the heart of the Lewiston ID-WA Metropolitan Statistical Area, which includes the entirety of Nez Perce County, ID and Asotin County, WA.

Lewiston and Clarkston are located at the confluence of the Snake and Clearwater Rivers, thirty miles southeast of Granite Dam. They are actually accessible by some ocean-going vessels thanks to the series of dams and locks along the Snake and Columbia Rivers. In addition to being Idaho's only seaport, The Port of Lewiston has the distinction of being the farthest inland port in the Western US and the nearby Lewiston-Nez Perce County Airport serves the port's air freight needs.

The region has also been home to Lewis-Clark State College since its inception in 1893. Today it offers 80+ degree programs to over 4,000 local students.



## Retail Space

1024 16th Avenue, Lewiston, ID 83501

## Demographics

|                                     | 1mi      | 3mi      | 5mi      |
|-------------------------------------|----------|----------|----------|
| Estimated Population (2021)         | 10,150   | 39,433   | 56,281   |
| Projected Population (2026)         | 10,333   | 39,879   | 56,896   |
| Projected Annual Growth (2021-2026) | 0.4%     | 0.2%     | 0.2%     |
| Estimated Average HHI               | \$72,348 | \$70,031 | \$78,620 |
| Estimated Median HHI                | \$59,372 | \$59,108 | \$64,335 |
| Estimated Households (2021)         | 4,148    | 16,729   | 23,431   |
| Median Age                          | 36.4     | 40.5     | 41.5     |
| Daytime Pop Demos (2021)            | 10,446   | 35,229   | 43,907   |



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