

FOR LEASE

117 Thain Road
Lewiston, ID 83501



LEASE PRICE
\$18.00 / SF
GROCERY OUTLET
ANCHORED SITE
Total SF: ±1,200

Located near the intersection of
Thain Road and Steward Avenue



PROPERTY INFORMATION

- 2017 NNN PSF Expenses
 - Cam: \$1.98
 - Ins: \$0.18
 - Tax: \$1.53
 - **Total: \$3.69/PSF**
- Surrounding Retailers
 - Grocery Outlet
 - O'Reillys
 - Supercuts
 - North 40
 - McDonalds
 - Papa Murphys
 - Pawn 1
- Traffic Count
 - Steward @ Thain: ± 7,947 ADT
 - Thain @ Steward: ± 18,605 ADT



CHAD CARPER

509.755.7572 or 509.991.2222
CHAD.CARPER@KHCO.COM

COLIN CONWAY

509.755.7595 or 509.263.0009
COLIN.CONWAY@KHCO.COM

601 W. Main Ave, Ste 400
Spokane, WA 99201

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**KIEMLE &
HAGOOD
COMPANY**

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DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi	10 Mi
Est Pop 2015	5,613	32,897	53,084	57,733
Projected Pop 2015	5,825	33,952	54,798	59,551
% Pop Change 15-20	0.8%	0.6%	0.6%	0.6%
2015 Med Age	43.5	39.7	40.6	40.8
2015 Ave HHI	\$47,492	\$56,182	\$57,054	\$58,013
2015 Med HHI	\$37,963	\$46,818	\$47,118	\$47,706
Daytime Pop 2015	5,192	29,362	44,628	47,713

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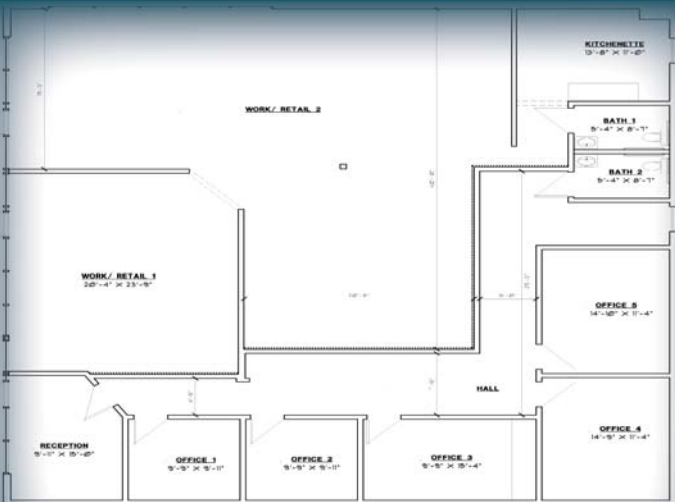
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PLANS



EXISTING FLOOR PLAN



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