

# FOR SALE

315 S. Jackson | Moscow, ID

# \$850,000



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PROPERTY HIGHLIGHTS

## PROPERTY SUMMARY

Located in the Central Business District of Moscow, this building has some of the highest traffic counts and visibility in Moscow. Because it's on the highway and in Downtown Moscow, the building is highly versatile for users.

## PROPERTY HIGHLIGHTS

Great Parking

High Traffic Frontage

Total Lot Size: 18,880 SF

Interior Building Size: 10,000 SF

Property Types:

Commercial

Retail

Office

Central Business District

Highway Frontage



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PROPERTY PHOTOS



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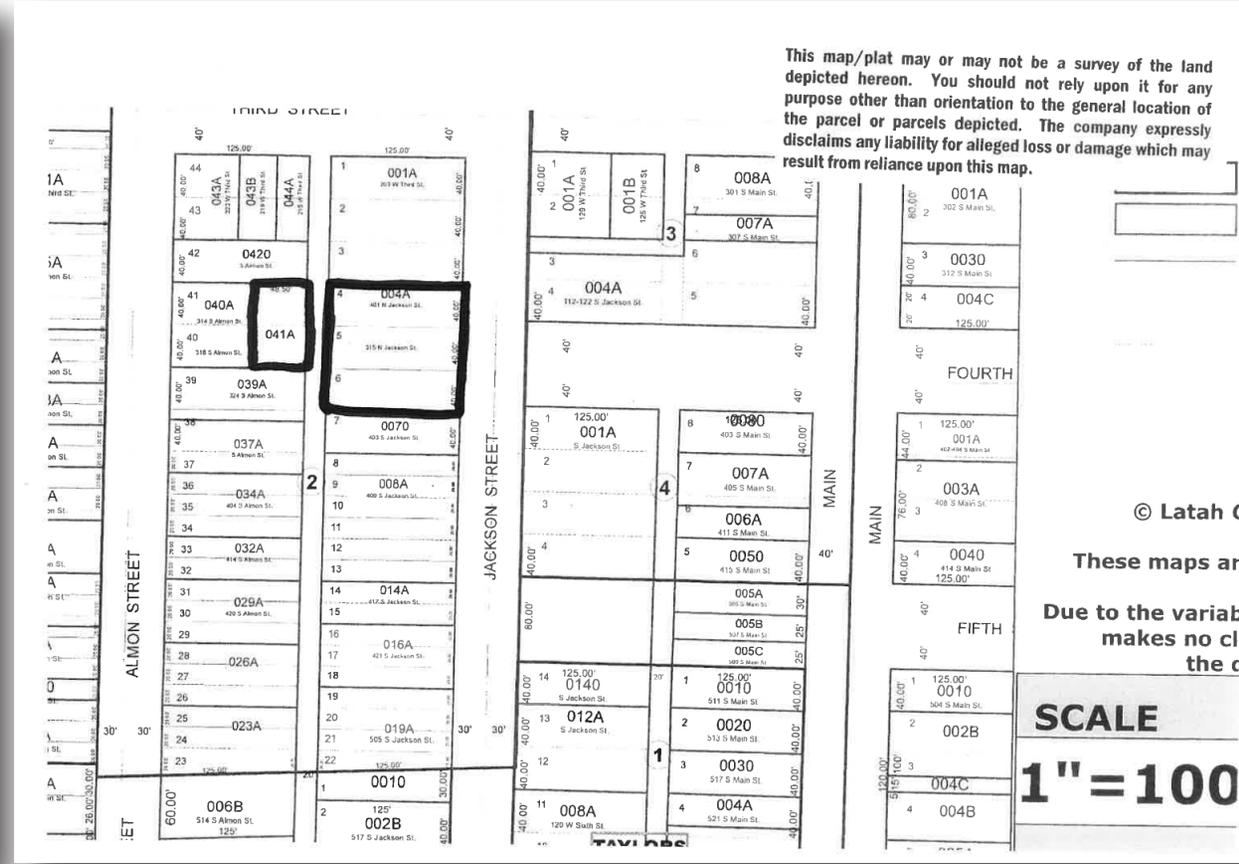
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PLAT MAP



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LOCATION MAP



 University of Idaho

 PALOUSE  
COMMERCIAL  
REAL ESTATE

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## LOCATION OVERVIEW | MOSCOW



Moscow is located in North Idaho on the border of Washington State, only 8 miles from Pullman, Washington. Moscow hosts a population of around 25,000 people. In addition, Moscow is home to the University of Idaho which has an enrollment of around 9,000 students on its main campus in Moscow. The area is known for its natural beauty as well as its community dynamic that is hard to find in larger cities. In the summer months Moscow Mountain, just a few miles north of town, calls outdoors enthusiasts for miles around, while in town events like the weekly farmers market and the annual Ren-dezvous in the Park attract a huge attendance.

The Moscow-Pullman area experiences steady growth, and serves as the retail hub of the region. The area offers a diverse mix of locally owned business, filling the downtown streets with restaurants, pubs, coffee shops, clothing stores and much more.



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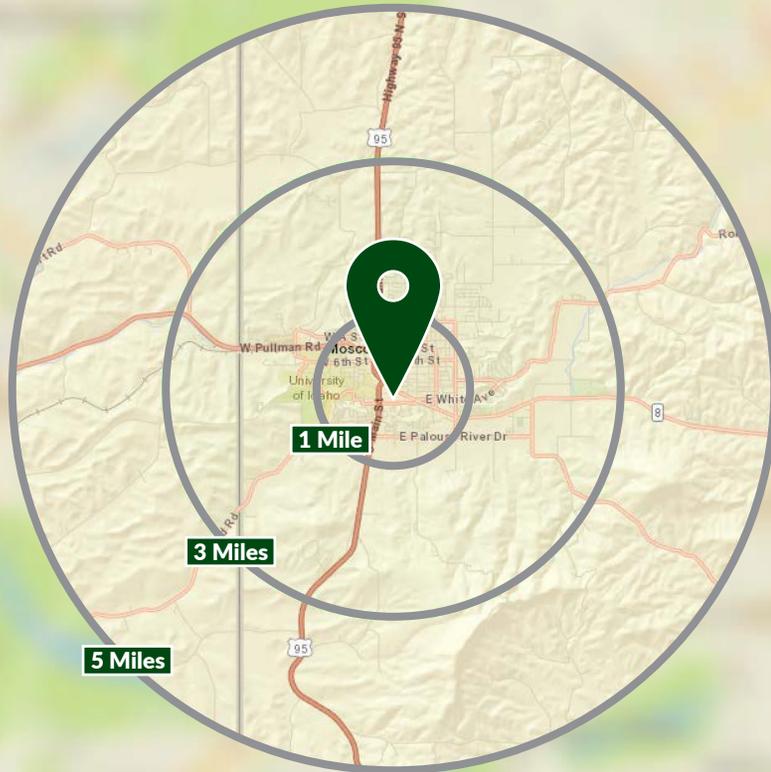
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## DEMOGRAPHICS



2018 Summary	1 Mile	3 Miles	5 Miles
Population	15,331	27,183	28,349
Households	5,706	10,473	10,939
Families	2,330	4,974	5,263
Average Household Size	2.16	2.29	2.30
Owner Occupied Housing Units	1,781	4,361	4,685
Renter Occupied Housing Units	3,925	6,112	6,253
Median Age	24.2	26.2	26.4
Median Household Income	\$32,913	\$39,403	\$40,146
Average Household Income	\$49,317	\$54,831	\$55,635

2023 Summary	1 Mile	3 Miles	5 Miles
Population	15,879	28,363	29,555
Households	5,936	10,942	11,416
Families	2,397	5,143	5,434
Average Household Size	2.17	2.30	2.31
Owner Occupied Housing Units	1,899	4,618	4,949
Renter Occupied Housing Units	4,037	6,324	6,467
Median Age	24.5	26.9	27.1
Median Household Income	\$35,140	\$41,621	\$42,491
Average Household Income	\$52,032	\$58,225	\$59,216



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