

MILLWORX LEASE SPACE

VINTAGE RESTAURANT BUILDING

864 E. 4th Avenue Post Falls, ID 83854



**COLDWELL BANKER
COMMERCIAL** | SCHNEIDMILLER
REALTY

Danny Davis

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MILLWORX SHED RENOVATION



LEASE

864 E. 4TH AVENUE

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OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	5,460 SF
TI Allowance:	\$40 PSF
Delivery Date	Q3 2023

PROPERTY OVERVIEW

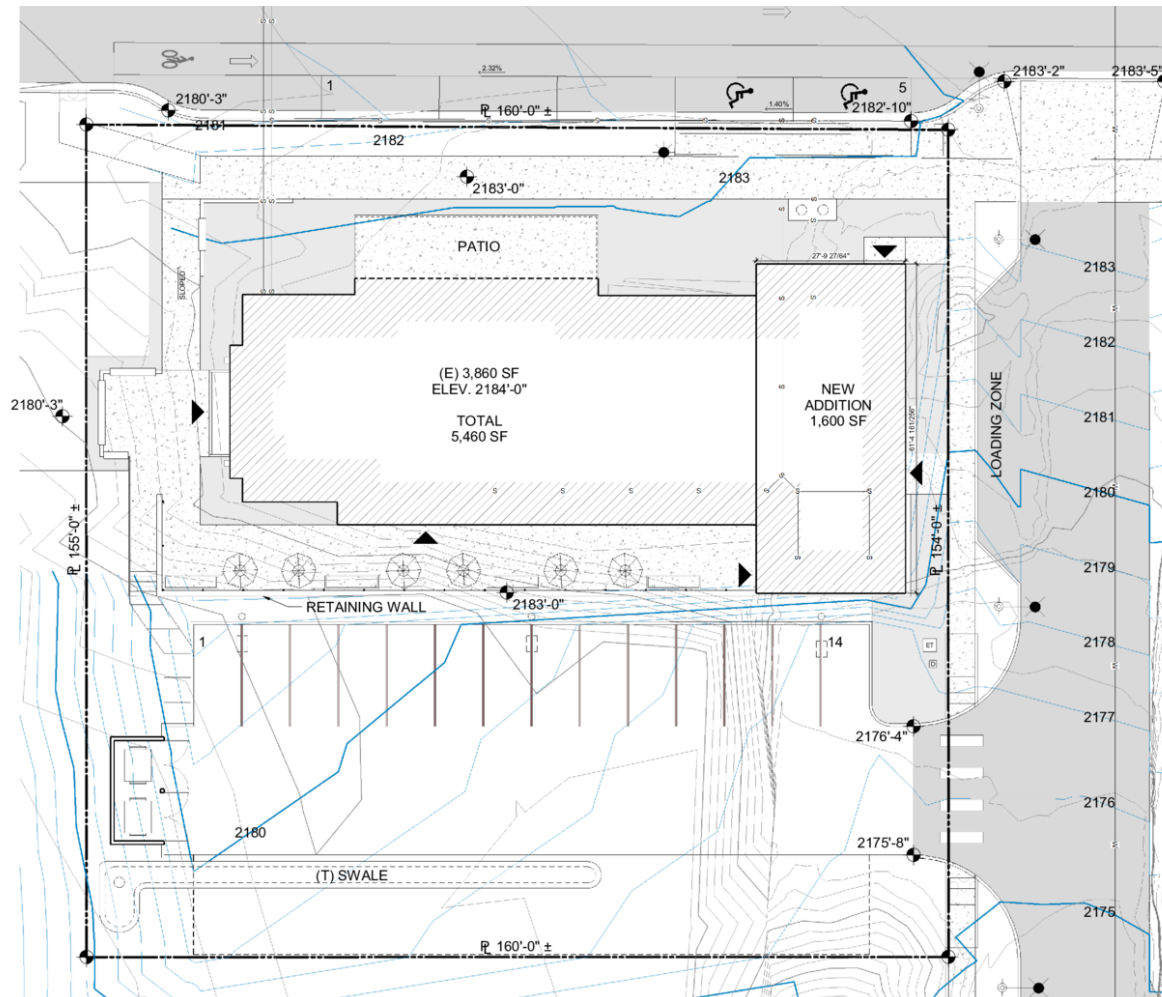
Located within the 50+ acre Millworx Redevelopment project of the old Idaho Veneer mill site. This building which once functioned as a storage shed for heavy equipment is in the process of being converted to a brand new restaurant space. Building is currently under construction along with the first phase of 61 single family town home units and 60 unit mixed use apartment/retail building adjacent to the east. Other committed users within the project include a bistro/coffee shop and a dual brand hotel.

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===== NEW ITEM
===== EXIST
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Post Falls SmartCode - Adopted 7-6-10

Zone: SC5 Urban Center







Building Function: Open Relationships

Parking Requirements: 3.0/1000 sq.ft.

Shared Parking Reduction Factor: 1

Calculations:

SITE PLAN

MILLWORX CAT SHED RENOVATION
A&A CONSTRUCTION & DEVELOPMENT
4TH AVE. POST FALLS, ID

WAG®

Wolfe Architectural Group
1015 N. Calispel Street Suite 'B'
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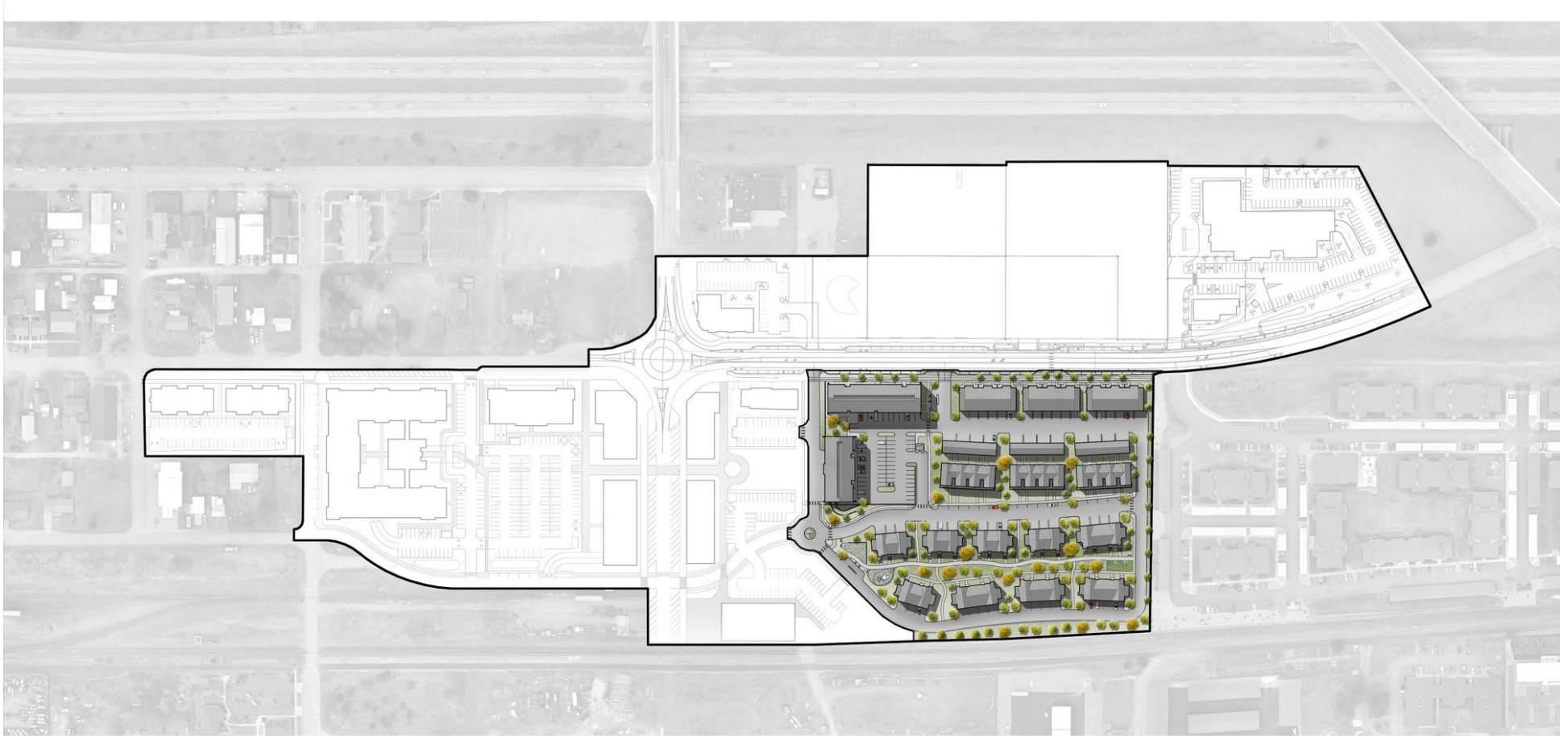
Project No.:	21.129
Date:	02/09/2022



MILLWORX MASTER PLAN

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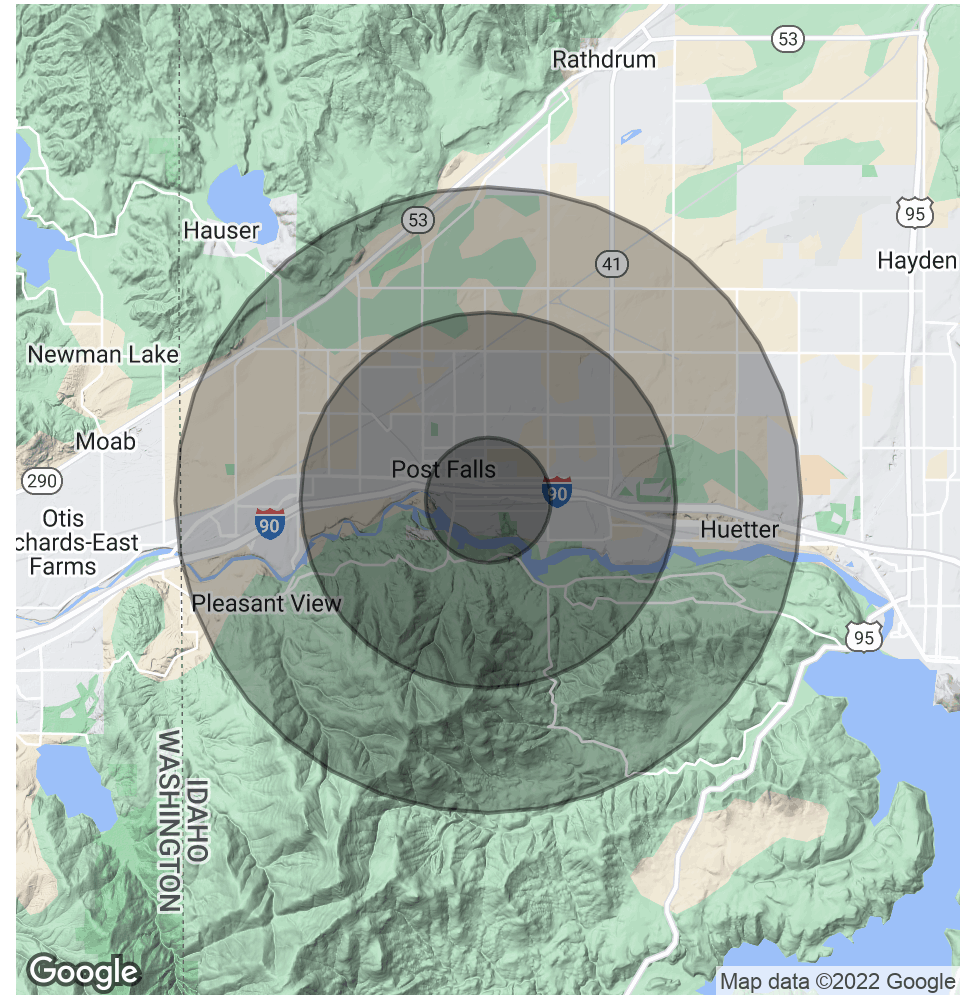
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,896	32,808	48,798
Average Age	32.8	32.2	33.3
Average Age (Male)	31.8	32.2	33.8
Average Age (Female)	36.4	33.6	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,281	12,464	18,488
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$51,763	\$53,974	\$57,263
Average House Value	\$217,843	\$220,251	\$223,141

** Demographic data derived from 2010 US Census*



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