

RETAIL SPACE FOR LEASE

ADDRESS: 102 Thain Road, Lewiston, Idaho

DESCRIPTION: Multi-tenant, single story commercial facility located at the southwest corner of Thain Road and Stewart in Lewiston, Idaho. Thain Road is a major commercial thoroughfare in Lewiston and is the southern extension of 21st Street. The property is nicely landscaped and the design is contemporary. The space is an end cap and is the most visible space on the property. The corner of Thain and Stewart is a traffic light controlled intersection allowing for easy access into the property.

SIZE: One space of 5,650 square feet. The space has three street side entrances and two rear entrances.

LAND SIZE: The property includes one acre with plenty of paved parking.

MONTHLY RENT: The rent is \$9,096 per month for this space plus common area maintenance charges.

UTILITIES: The Avista bills for electricity and natural gas will be paid by the tenant along with any other charges for phone, Internet, satellite, etc. The charges for water, sewer and garbage are included in the Common Area Maintenance charges.

BEST USES: This space is most suitable for retail space and has been a mattress store for eleven years. The last occupant vacated because of another sister store being close by in which considerable tenant finish money had been invested by the tenant. Store sales in the past have exceeded \$1,200,000 annually.

ZONING: C-3 Commercial Zoning

GENERAL DESCRIPTION: The entire center of which this space is a part is approximately 13,000 square feet and currently houses Anytime Fitness, Washington Trust Bank and soon to be Metro PCS. Nearby businesses include North Forty in the former Wal-Mart space, Red Bento Restaurant, O'Reilly's Auto Parts, Erb Ace Hardware, MacDonald's, Tri-State Outfitters, Grocery Outlet and the KRLC Radio Station.

TENANT FINISH: The price is quoted for the space "as is" with build-out to be paid by the tenant. Build out can be completed with 30-60 days after a building permit has been issued.



For more information or an appointment to view the space and discuss a lease contact Dick White at RE/MAX River Cities (208) 743-6575 or dwhite@lewiston.com or come by our office at 1015 F Street in Lewiston, Idaho.