

## RETAIL SPACE FOR LEASE

Address: 102 Thain Road, Space C, 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 21<sup>st</sup> Street. The property is nicely landscaped and the center's design is contemporary. This space faces onto Thain Road. The intersection of Thain and Stewart is a traffic light controlled intersection allowing easy access to and from the property on to both Thain and Stewart.

Size: Space C has 1,088 square feet. It has front and rear entrances.

Monthly Rent: The monthly rent is \$1,400 per month plus electric, gas and common area 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 use. Since constructed this space has been a retail store for a pay day lender and a mobile telephone company.

General Description: The entire center of which this space is a part is approximately 13,000 square feet and currently houses Anytime Fitness and Washington Trust Bank. Nearby businesses include North Forty in the former Wal-Mart building, Red Bento Restaurant, O'Reilly's Auto Parts, Erb Ace Hardware, Grocery Outlet and the KRLC Radio Station.

Other: This will be a sublease with an existing tenant which has vacated. There is about a year left on this lease which can be assumed subject to Landlord approval.



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