

# INCOME PRODUCING OWNER/USER OR INVESTMENT OPPORTUNITY FOR SALE OR LEASE

20 NEARING WAY, SMELTERVILLE, ID 83868



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**TOK** COMMERCIAL  
REAL ESTATE

## FOR LEASE

AVAILABLE	BLDG SIZE	LEASE RATE
FORMER GROCERY OUTLET	18,000 SF	\$29,700/YR

## FOR SALE - FORMER GROCERY OUTLET

AVAILABLE	BLDG SIZE	LOT SIZE	SALE PRICE
FORMER GROCERY OUTLET	18,000 SF	2.14 AC	\$6,480,000

**\$356,400**

**5.5%**

NOI (POTENTIAL)

CAP RATE (POTENTIAL)

## FOR SALE - FORMER GROCERY OUTLET + JITTERZ

AVAILABLE	BLDG SIZE	LOT SIZE	SALE PRICE
FORMER GROCERY OUTLET	18,000 SF	2.14 AC	
JITTERZ (LEASED)	-	0.49 AC	
<b>TOTAL</b>	<b>-</b>	<b>2.63 AC</b>	<b>\$7,500,000</b>

**\$392,400**

**5.50%**

NOI (POTENTIAL)

CAP RATE (POTENTIAL)

# PROPERTY SUMMARY

Submarket	Silver Valley Retail
Zoning	Commercial
Property Type	Retail
Lot Size	2.63 Acres
Year Built	2022



## [ 2 ] FORMER GROCERY OUTLET

UPDATED: 5.21.2026

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# FINANCIAL SUMMARY

FULL  
OFFERING  
MEMORANDUM



CLICK HERE TO ACCESS 

[ 3 ] **FORMER GROCERY OUTLET**

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# THE HIGHLIGHTS



Available for sale or lease, providing flexibility for both investors and owner-users seeking a strategic retail opportunity



Former Grocery Outlet featuring an efficient 18,000 SF retail layout on 2.14 acres designed to support high customer traffic and operational flow



Property includes both dock-high and grade-level loading doors, allowing flexibility for retail, distribution, inventory management, and service-oriented uses



Site includes an existing drive-thru coffee component and offers strong potential for a future anchor tenant to drive additional customer traffic

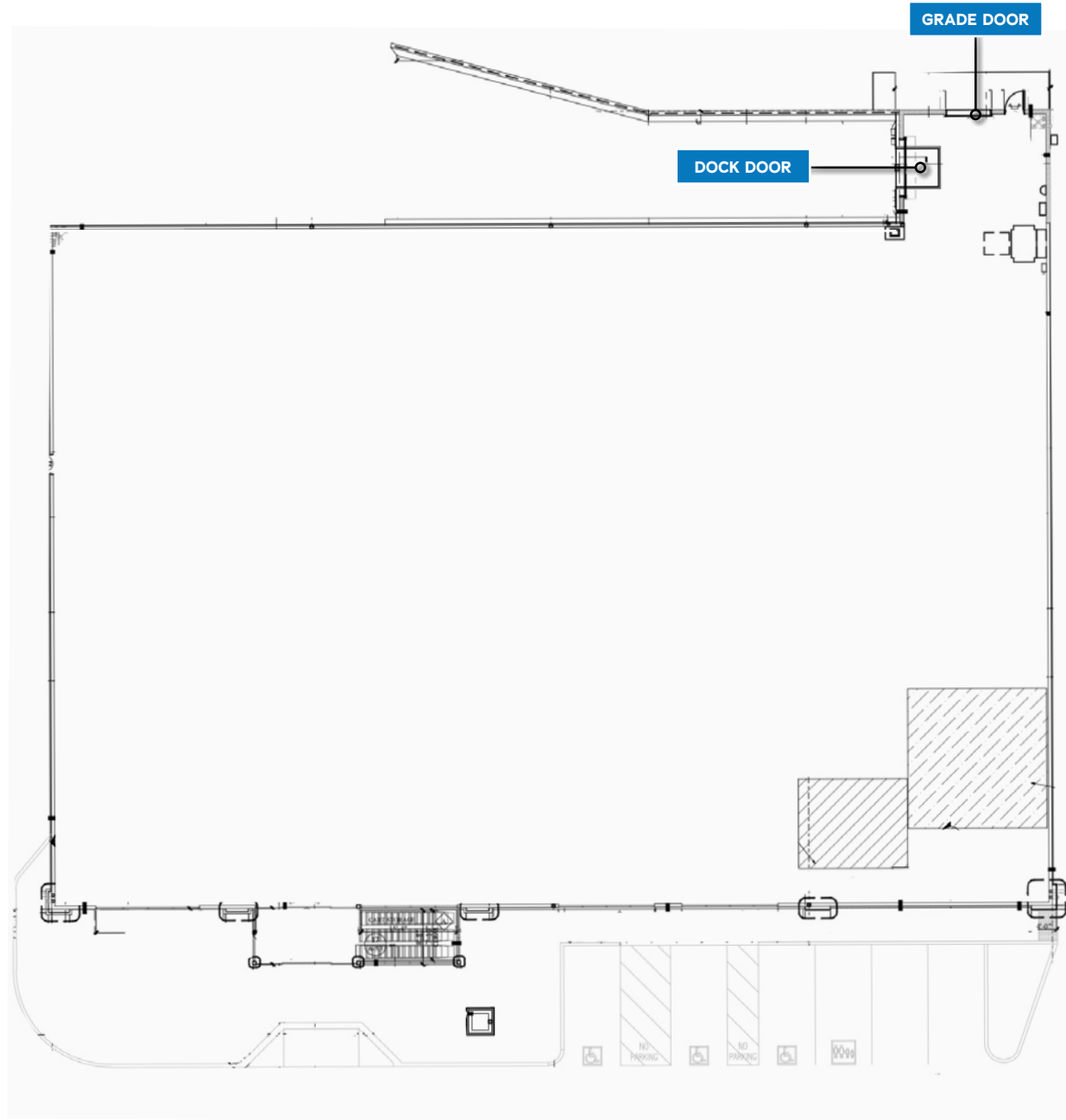


Prime location with excellent visibility and direct access from I-90 at Exit 48, positioned within Silver Valley's established regional retail corridor alongside national retailers



# FLOOR PLAN

## FORMER GROCERY OUTLET







[ 7 ] **FORMER GROCERY OUTLET**

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[ 8 ] **FORMER GROCERY OUTLET**

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5 MILE RADIUS



POPULATION  
**6,973**  
1 MI. RADIUS



HOUSEHOLDS  
**2,968**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$72,959**  
1 MI. RADIUS

10 MILE RADIUS



POPULATION  
**10,439**  
3 MI. RADIUS



HOUSEHOLDS  
**4,503**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$70,775**  
3 MI. RADIUS

15 MILE RADIUS



POPULATION  
**13,600**  
5 MI. RADIUS



HOUSEHOLDS  
**5,887**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$73,566**  
5 MI. RADIUS

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← **COEUR D'ALENE**  
34.1 MILES / 38 MIN

**SITE**

← **SILVER MOUNTAIN RESORT**  
2.8 MILES / 5 MIN

[ 9 ] **FORMER GROCERY OUTLET**

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