For Lease

Seltice Commercial Site

2544 W. Seltice Way, Post Falls, ID



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Property Highlights

- Direct frontage on Seltice Way, a primary east-west commercial corridor linking Post Falls to Coeur d'Alene near I-90.
- CCS Zoning supports a range of commercial uses — retail, service, professional office, and contractor/trade businesses with an office component, per Post Falls' CCS designation. See *page 3* for uses.
- Within the largest industrial submarket in Kootenai County which led the market in absorption over the trailing 12 months with a thin construction pipeline behind it.
- In-city parcel — city water/sewer availability
- Sitting in one of the fastest-growing cities in the country — Post Falls population is up ~64% since 2010 and with over 47,000 residents has a median household income of $84,524.







Property Details

Address	2544 W. Seltice Way, Post Falls, ID 83854
Property Type	Land
Size	3.206 Acres
Zoning	CCS
Parcel	P390005001AB
Lease Rate	Contact Agent

CCS Permitted Uses

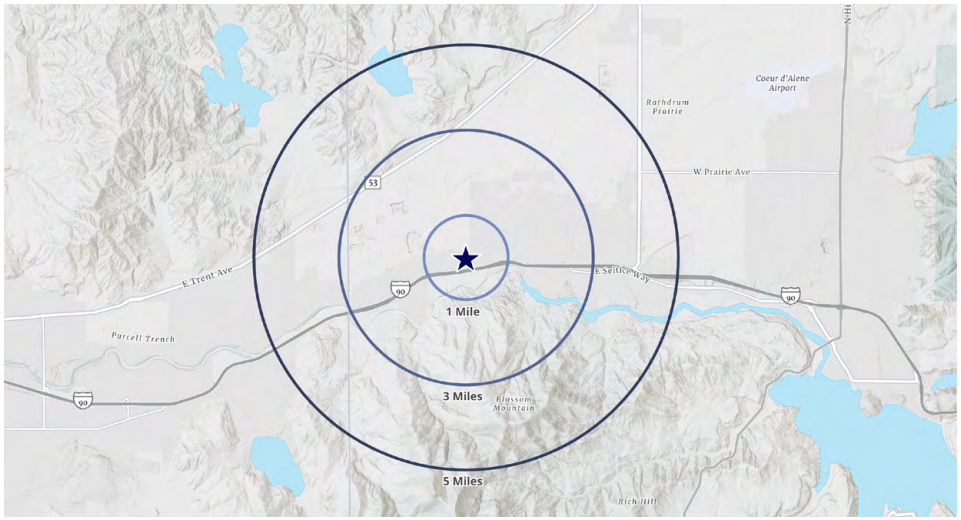
CCS See section 18.16.010 for complete guidelines	**Permitted Uses** [below are commonly requested uses – see table 18.20.030 for complete list]		
Community Commercial Services	Principal Uses		Special Use Permit
The CCS Zone supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses. This zone is applied in areas primarily located near arterials and collector streets. Residential uses may be allowed within this zone at densities permitted by the High-Density Multi-Family Residential (R3) Zone by special use permit when they will not compromise present uses. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk And Placement Regulations Table", of this title.	**Residential uses** • Single-family incidental to commercial or religious use **Accommodations and group living** • Residential care, hotel **General Sales or services** • Retail, grocery, consumer goods **Professional, scientific, and technical services** • General office bldgs., Restaurants **Industrial and manufacturing uses** • Bakery **Warehouse and storage uses** • Mini-storage warehouse/self-storage	**Transportation uses** • Towing and other road and ground services staging facility **Communications uses** • Radio and television broadcasting **Arts, entertainment, tourism, and recreation** • Community center **Education uses** • Primary, secondary, and trade education facilities **Public safety** • Fire and rescue **Health and human service** • Clinics **Agriculture, forestry, fishing, and hunting** • Commercial crop production	**Residential uses** • Housing units, except single-family, accessory dwelling units, and accessory residential support **Accommodations and group living** • Congregate living **General sales or services** • Automobile or marine service center **Industrial and manufacturing uses** • Food, beverage, textile manufacturing **Warehouse and storage uses** • Warehouse distribution/storage facility **Arts, entertainment, tourism, and recreation** • Travel trailer (RV) park **Public safety** • Emergency response **Health and human service** • Child daycare, home (up to 5 children)

Max Height and Min Setbacks (ft.)							
Height	**Front**	**Rear**	**Interior Side**	**Street Side**	**Min Lot Width (ft.)**	**Max Lot Coverage (%)**	**Min Lot Area/d.u.**
45	0	0	0	0	N/A	80	N/A

Cottage Homes allowed with Special Use Permit – See section 18.24.032
Tiny Homes allowed with Special Use Permit – See section 18.24.034

Demographics

	1 Mile	3 Miles	5 Miles
2026 Estimated Population	5,497	33,173	65,229
2026 Estimated Households	2,285	12,731	24,998
2026 Average Household Income	$99,660	$99,210	$103,346
Workers Age 16+	2,642	14,961	27,861
Median Gross Rent (2020-2024 ACS)	$1,355	$1,381	$1,464
Median Home Value	$512,972	$532,736	$562,591





Local Overview | Post Falls

Four miles east of the Idaho-Washington state line, the City of Post Falls is ideally located along I-90 in Kootenai County, three miles west of Coeur d' Alene and only 20 miles east of Spokane, Washington. With a young, energetic population (median age 34.6) that enjoys plentiful outdoor activities, fantastic food, and a thriving arts scene. Housing costs average about 10% lower than other cities in the state, and 68.5% of residents own their homes.

Interstate 90 runs east-west through the heart of Post Falls, providing residents with direct access to Coeur d'Alene, Idaho; Spokane, Washington; and on to Seattle. U.S. Highway 95 intersects with I-90 in Coeur d'Alene and serves as a major north-south corridor stretching from Canada to Mexico.



Resources:
www.choosepostfalls.com
www.postfalls.gov

2026 Population
47,947

Unemployment Rate
2.6%

2026 Average Household Income
$99,491

Average Commute Time
24 min

#3
Best State Overall - Idaho
2026 U.S.News & World Report

#3
Best State for Quality of Life - Idaho
2025 Forbes

#7
Best Small City to Start a Business
Post Falls, ID
2023 WalletHub



Major Employers

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CALIBER EXCAVATION, LLC

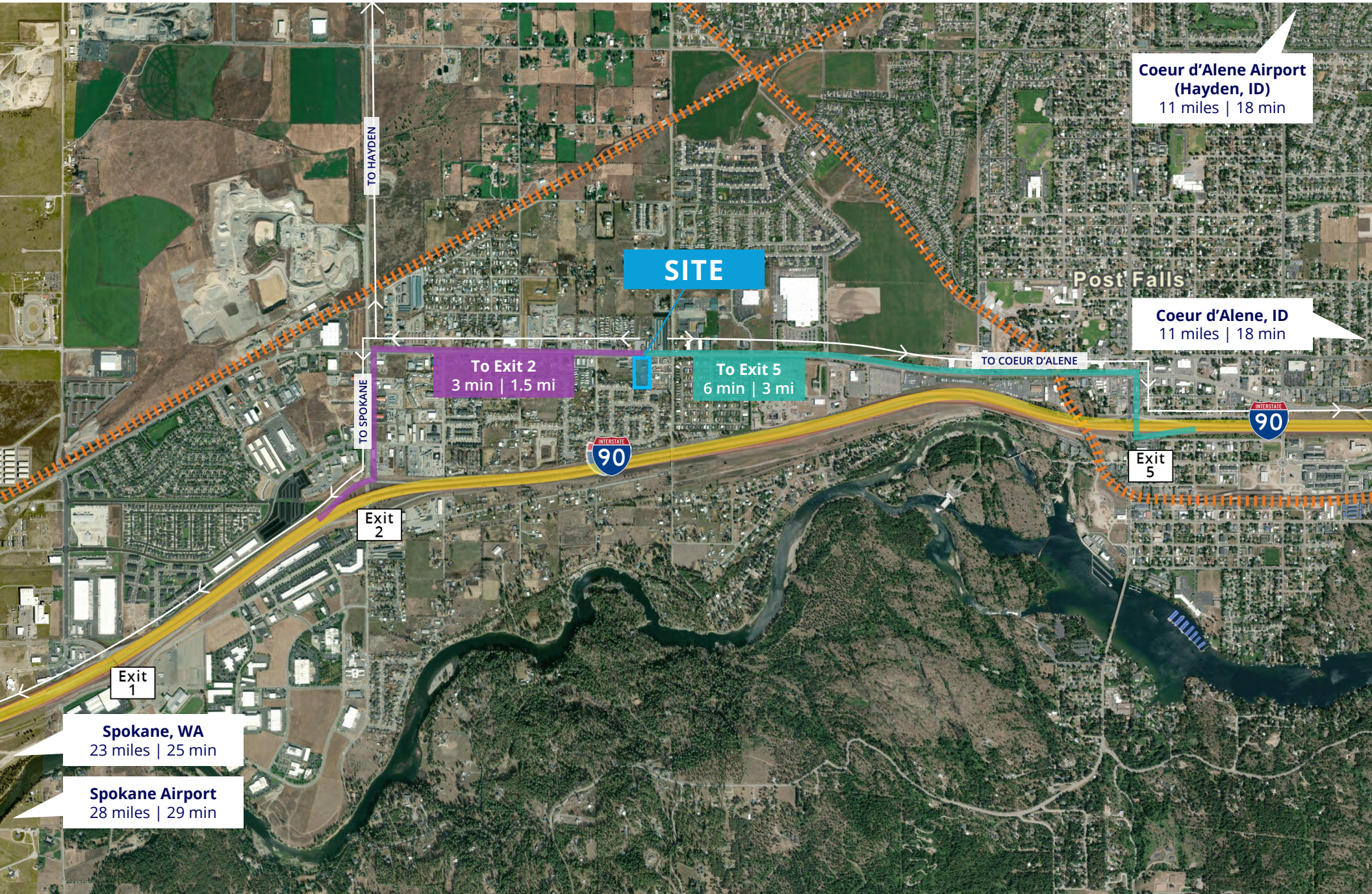
Academic Institutions Nearby

University of Idaho Coeur d'Alene

North Idaho College

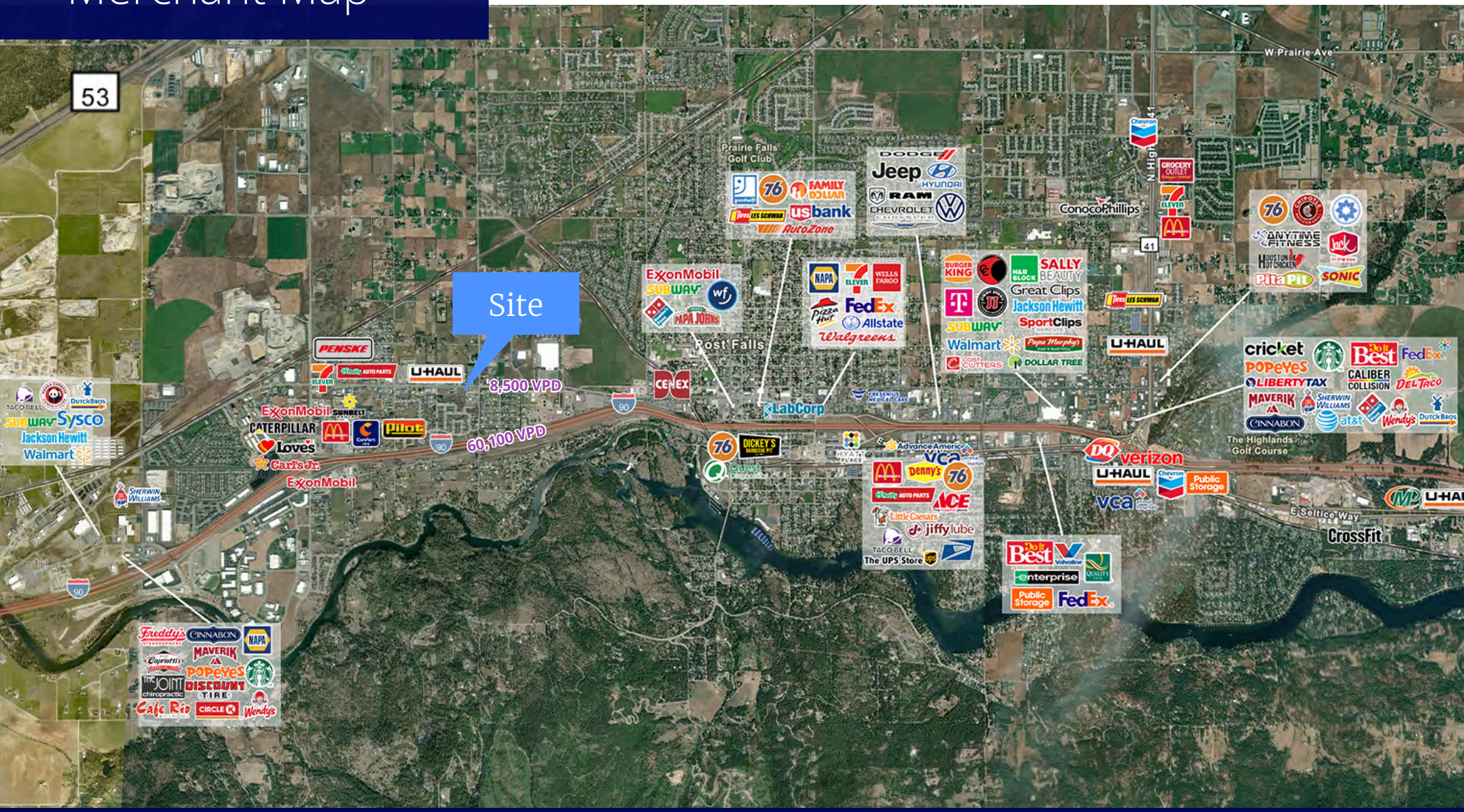
Arterial Access

Highway | Rail | Google Map | Street View



Merchant Map

Google Map Street View



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