



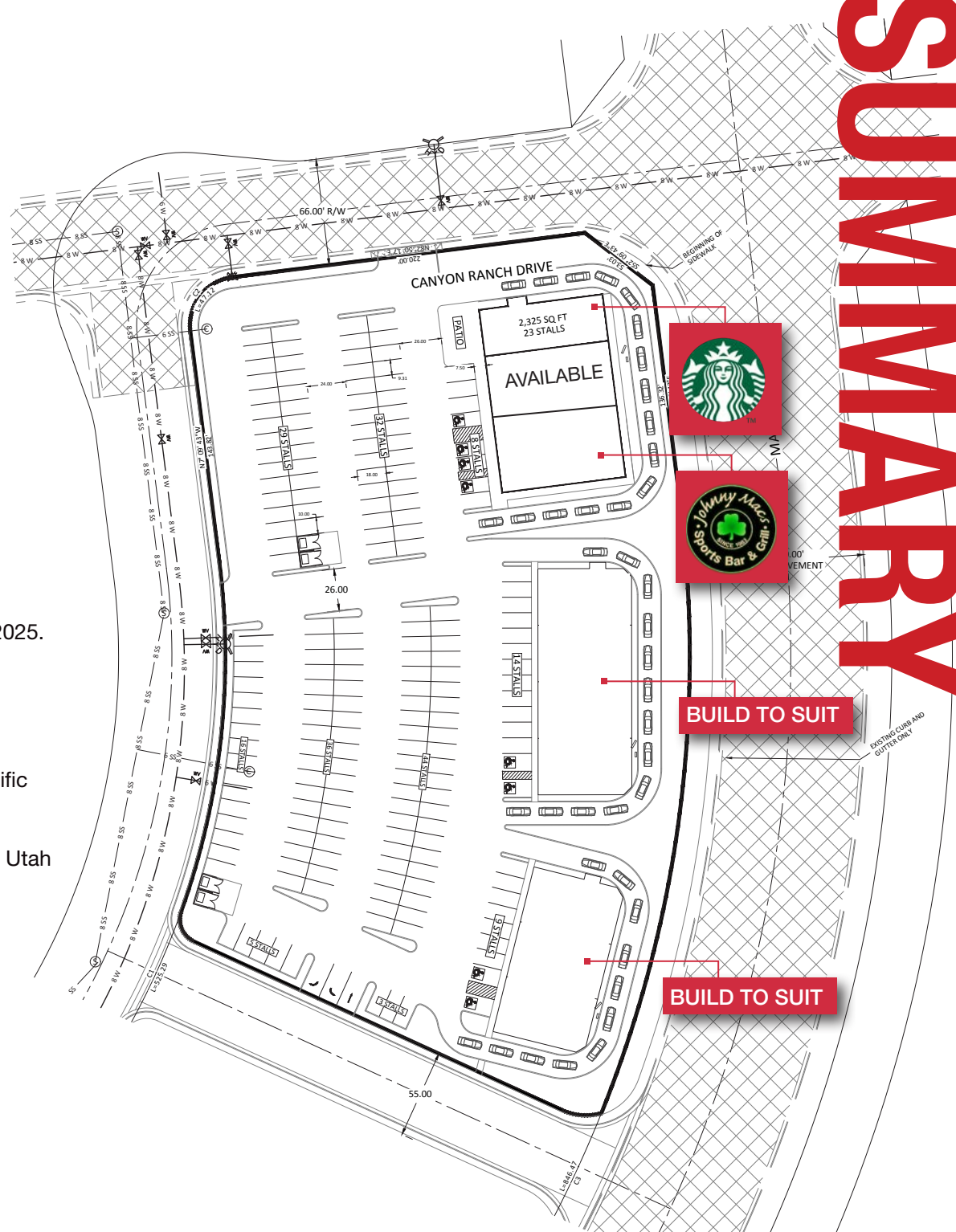
Main St & Canyon Ranch Dr
Cedar City, UT 84720

**±1.94 ACRES AVAILABLE
RETAIL DEVELOPMENT**

Property Specs

DRIVE-THRU	Starting in the Upper-\$40s
ENDCAP	Starting in the Mid-\$40s
INLINE	Starting in the Low-\$40s
LOT SIZE ACRES	± 1.94
YEAR BUILT	2024
TYPE	Retail Neighborhood Center
TAX ID	B-1653-0008-0000 & B-1653-0010-0000

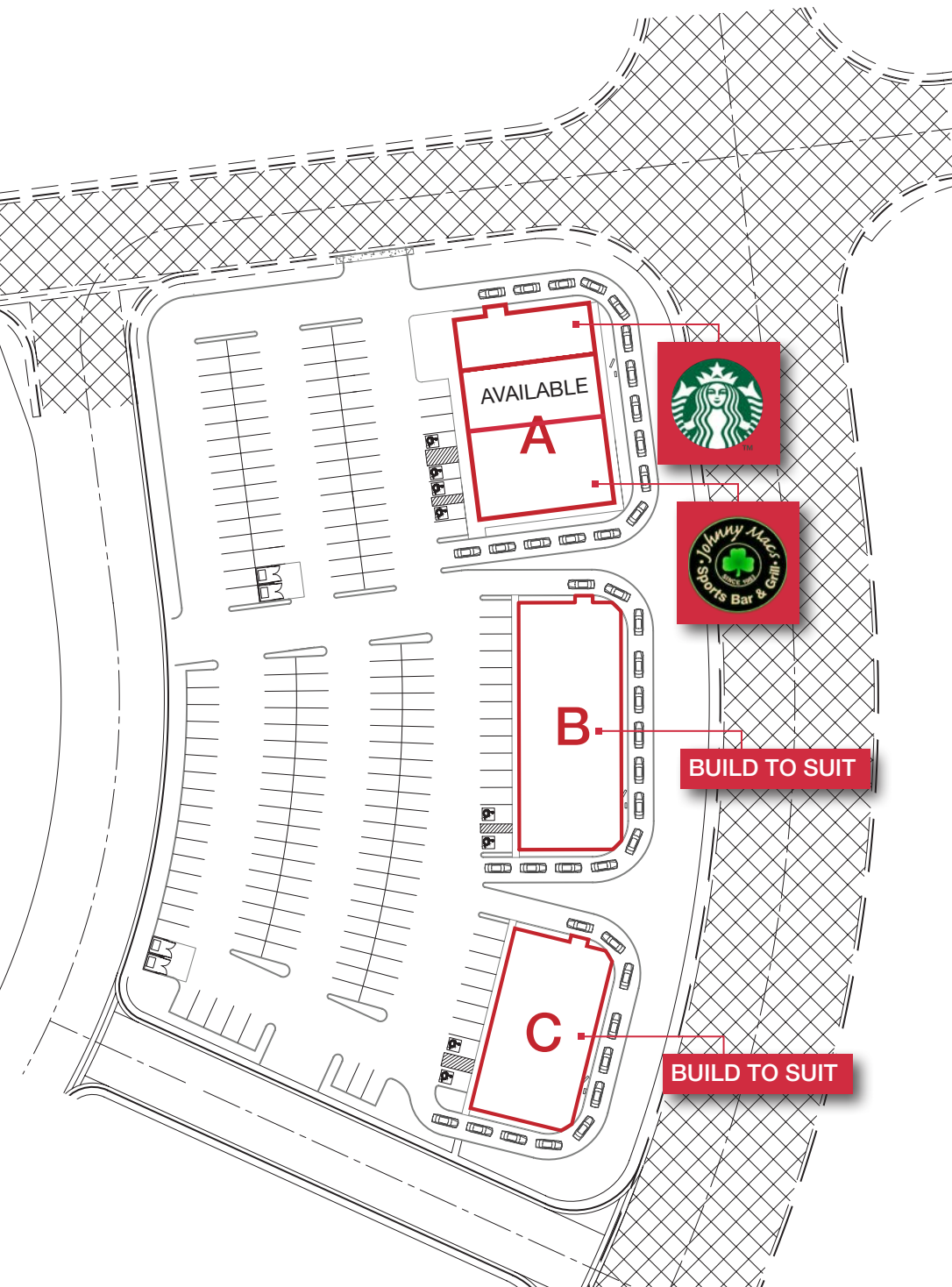
- Construction has started, 1st delivery scheduled for May/June 2025.
- Tenant improvement allowance available.
- Drive-Thru, Endcap, and In-Line space available
- Developer will build to suit or customize space to suit your specific needs and size requirements
- Easy access just off the North Main St Exit of I-15 in Cedar City, Utah
- High traffic and visibility
- Adjacent to Love's Travel Stop
- Now accepting prelease letters of intent



OR TEXT 20885 TO 39200

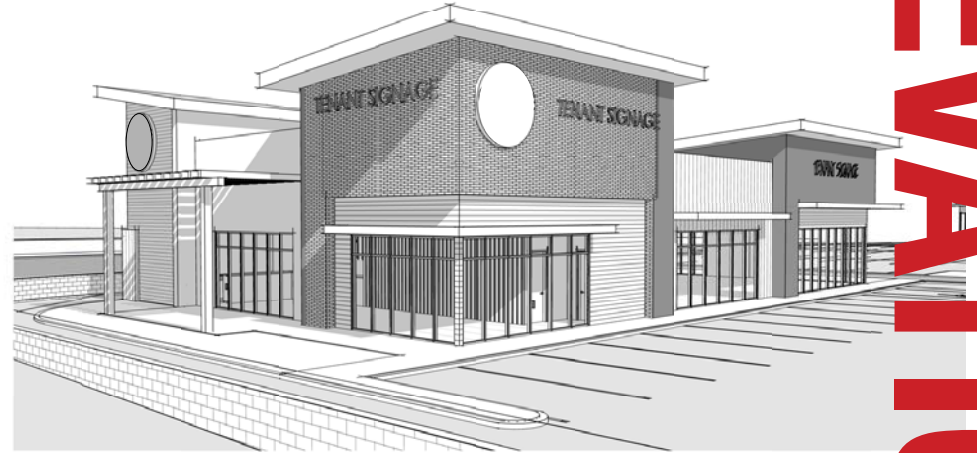
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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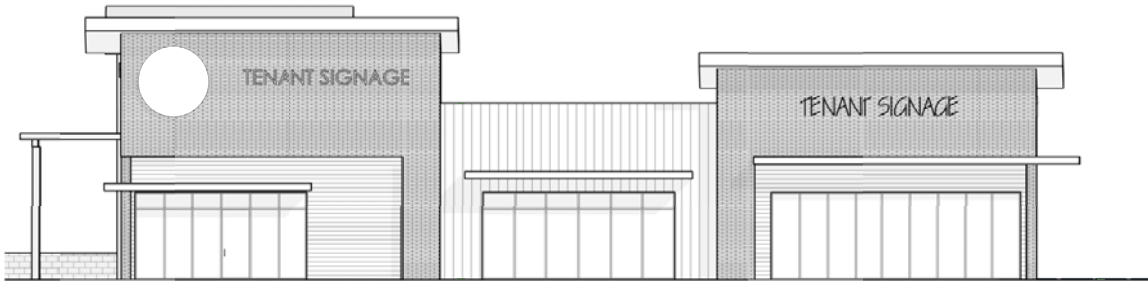
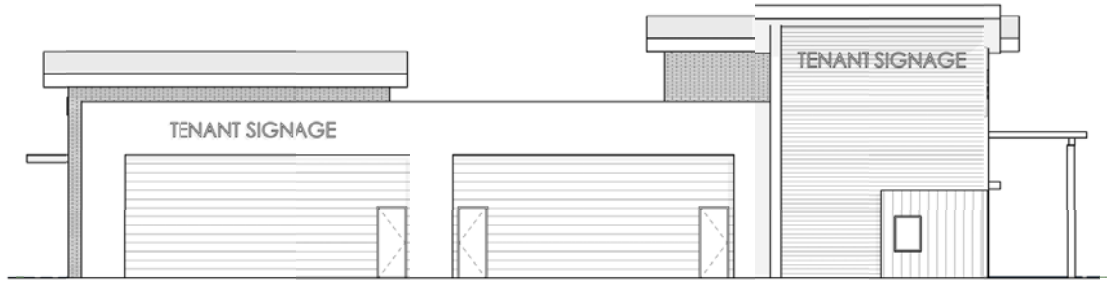
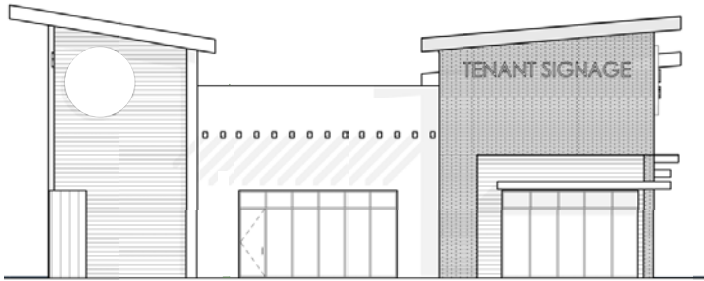


PADS

PAD	TYPE	USE	SIZE	STATUS
A1	Drive Thru	Restaurant	2,325 SF	Starbucks
A2	In-Line	Restaurant/ Retail	2,500 SF	Available
A3	Endcap	Restaurant	4,050 SF	Jonny Mac's Sports Bar & Grill
B	Drive-Thru In-Line/Endcap	Restaurant/ Retail	Build to Suit	Available
C	Drive-Thru In-Line/Endcap	Restaurant/ Retail	Build to Suit	Available



ELEVATIONS





AREA MAP





DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	4,794	21,659	48,503
HOUSEHOLDS			
2025 Households	1,502	6,929	15,690
INCOME			
2025 Average HH Income	\$83,754	\$86,122	\$91,374

Traffic Counts

STREET	AADT
North Main Street	28,240
Interstate 15	30,431

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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