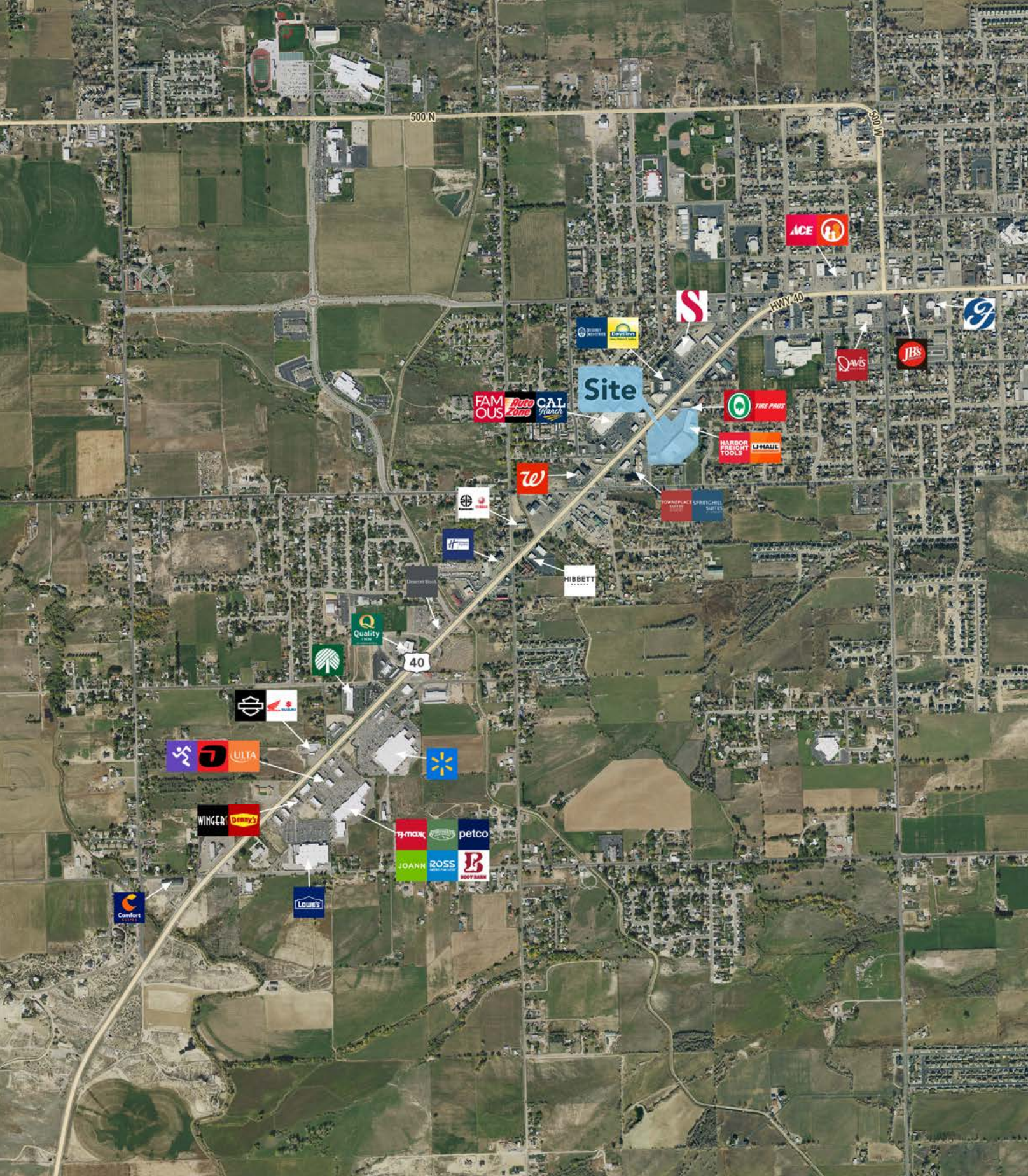


# UINTAH PLAZA SHOPPING CENTER



FOR LEASE



## PROPERTY DETAILS

1149 WEST HIGHWAY 40, VERNAL, UT 84078

- 1,340 to 2,600 SF Available
- NNN = \$2.30 PSF
- Traffic Counts: US 40: 23,455 cars/day
- Located in the Heart of the Vernal Retail Trade Area

### SURROUNDING TENANTS



### 2023 DEMOS

**EST. POPULATION**  
 1 MILE » 5,857  
 3 MILE » 21,541  
 5 MILE » 27,507

**EST. HOUSEHOLDS**  
 1 MILE » 2,204  
 3 MILE » 7,702  
 5 MILE » 9,573

**EST. AVERAGE HH INCOME**  
 1 MILE » \$75,307  
 3 MILE » \$82,711  
 5 MILE » \$90,217



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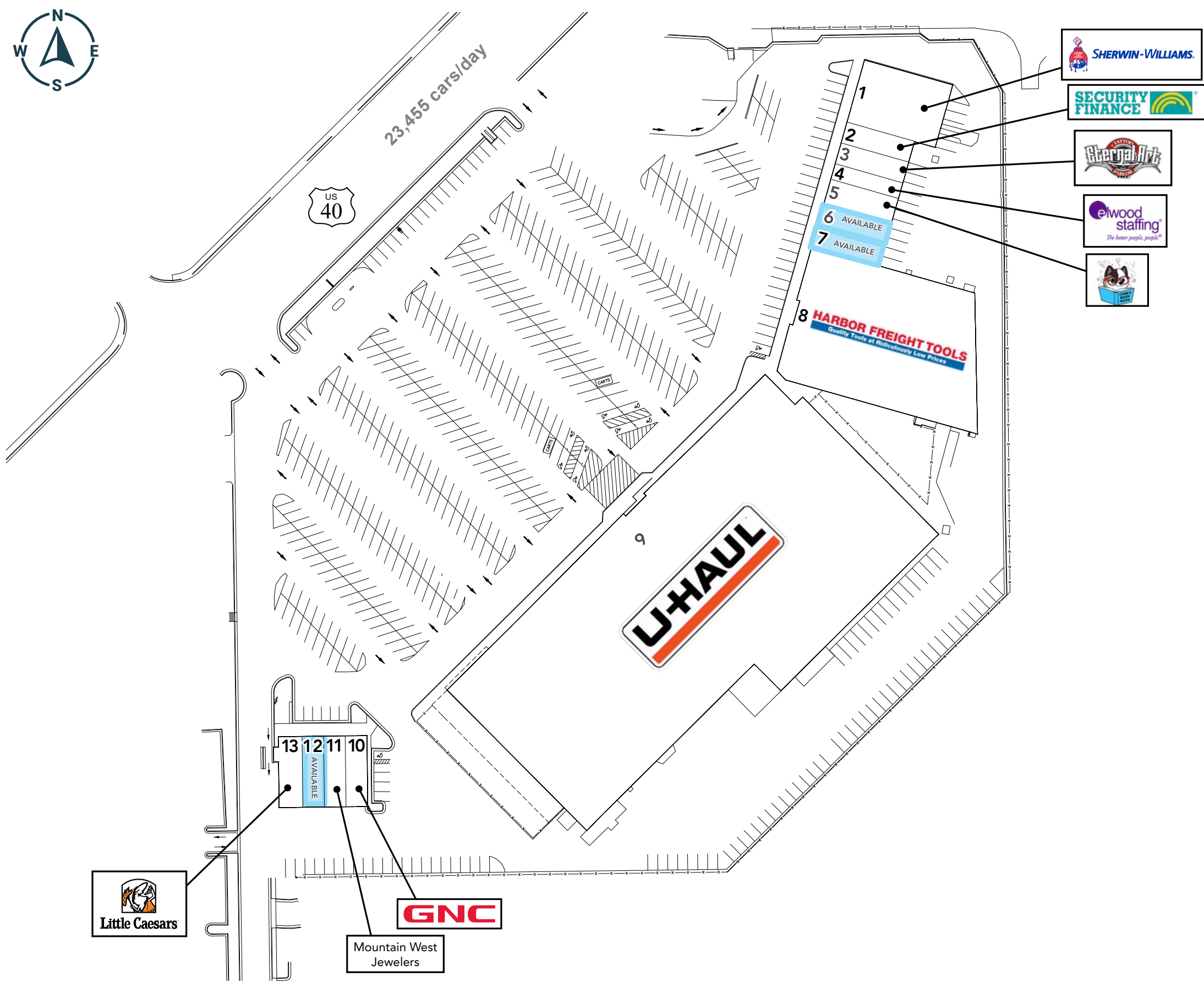
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SITE SUMMARY	
1. SHERWIN-WILLIAMS	5,100 SF
2. SECURITY FINANCE	1,300 SF
3. ETERNAL ART TATTOO	1,300 SF
4. ELWOOD STAFFING	1,013 SF
5. COBBS BOOK NOOK	1,587 SF
6. AVAILABLE	2,600 SF
7. AVAILABLE	1,340 SF
8. HARBOR FREIGHT	21,970 SF
9. UHAUL	88,000 SF
10. GNC	1,340SF
11. MOUNTAIN WEST JEWELERS	1,326 SF
12. AVAILABLE	1,340 SF
13. LITTLE CAESARS	1,452 SF



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.