

980-984 West State Street • Hurricane, UT



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LEGEND
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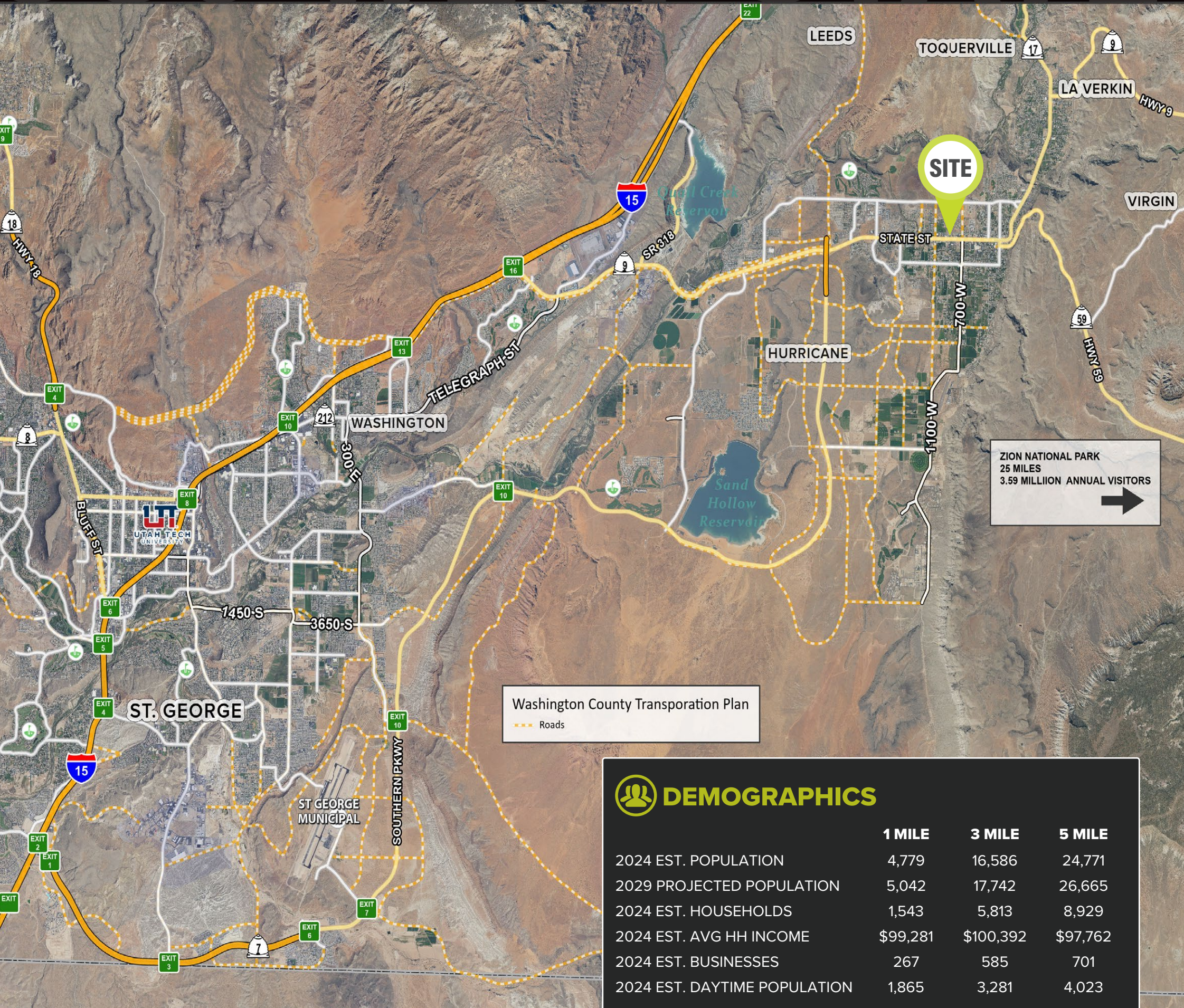
HIGHLIGHTS

- **APPROX. 1 AC AVAILABLE FOR GL/BTS/SALE
(PLEASE DO NOT DISTURB TENANTS)**
- **ZONED HIGHWAY COMMERCIAL**
- **190 LF OF FRONTAGE & ACCESS ONTO W. 100
N. STREET**
- **CROSS ACCESS FROM STATE ST. (HWY 9)**
- **42,037 ADT ON STATE STREET (HWY 9)
1,800 ADT ON 100 N.**



980 WEST STATE STREET

LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	4,779	16,586	24,771
2029 PROJECTED POPULATION	5,042	17,742	26,665
2024 EST. HOUSEHOLDS	1,543	5,813	8,929
2024 EST. AVG HH INCOME	\$99,281	\$100,392	\$97,762
2024 EST. BUSINESSES	267	585	701
2024 EST. DAYTIME POPULATION	1,865	3,281	4,023

