



## EXECUTIVE SUMMARY



**LEASE RATE**

**NEGOTIABLE**

### OFFERING SUMMARY

Available Acres:	Up to 12 Acres
Lease Rate:	Negotiable
Lot Size:	0.5 - 5.0 Acres
Zoning:	C-2

### PROPERTY OVERVIEW

I-15 frontage development site just off I-15 South Main Street. Fantastic location for hotel, retail center, office and other commercial uses.

### PROPERTY HIGHLIGHTS

- Ground lease with potential future option to purchase
- Pads or lots available from .5 - 6 acres
- Across the street from Home Depot & Walmart
- Busiest trade area in the county
- Incredible I-15 frontage and visibility from both directions
- Convenient access from I-15 - South Main Street Exit

For More Information:

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## AERIAL MAP



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I-15 FRONTAGE PROPERTY - SOUTH MAIN STREET EXIT - WEST SIDE

1501 S Providence Center Dr, Cedar City, UT 84720



## ADDITIONAL PHOTOS



Aerial Southwest Looking Northeast



Aerial Southwest Looking Northeast



Aerial West looking East

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I-15 FRONTAGE PROPERTY - SOUTH MAIN STREET EXIT - WEST SIDE

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## ADDITIONAL PHOTOS



Aerial Southeast Looking Northwest



Aerial West Looking East

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## ADDITIONAL PHOTOS



Site Level Looking South



Site Level Looking South

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