

FOR LEASE CORAL JUNCTION FLEX/RETAIL

Coral Canyon Blvd & Coral Junction Rd | Hurricane, Utah 84737



LIQUOR STORE

FOOTHILLS CANYON DR



SITE



Hurricane Valley Fire District

CORAL CANYON BLVD



32,000 ADT



HWY 9 (STATE ST) 32,000 ADT

Property Highlights

- Flex/Retail Space Available
- Sizes: 2,000 to 14,400 SF
- Lease Rate: \$26 PSF NNN
- Anchored by Rush Funplex & Hotel
- Easy Access to/from Interstate 15
- Major Intersection Leading to Zion National Park
- 369 Residential Units Planned Nearby

JOE MILLS
801.930.6755

jmills@legendcommercial.com

TANNER OLSON
801.930.6752

tolson@legendcommercial.com

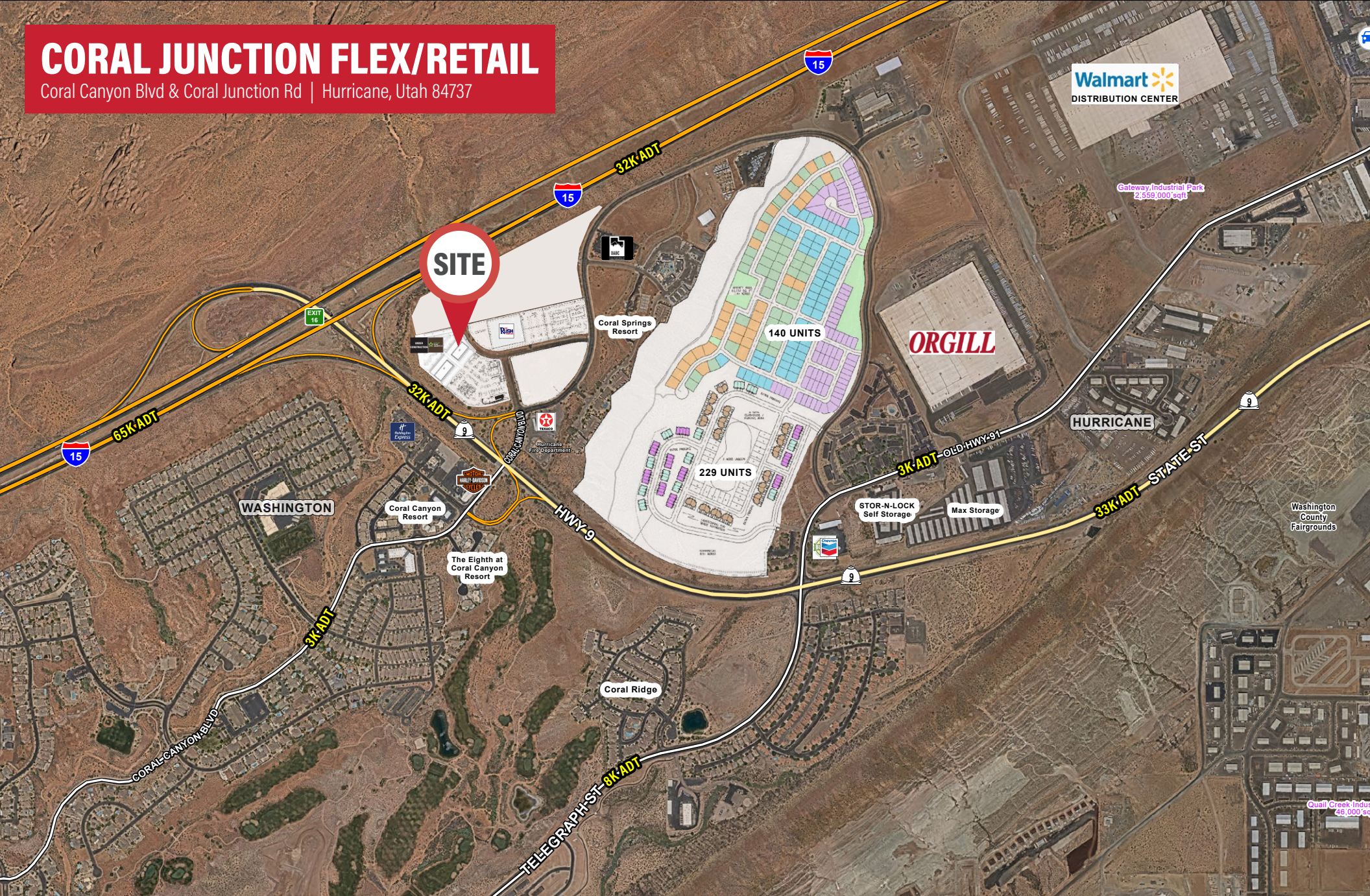
801.930.6750
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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



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2,756

**TOTAL RESIDENTIAL
UNITS PLANNED**
(Sunriver Firelight &
Boulder Ridge)
TOQUERVILLE, UT

TOQUERVILLE PARKWAY
NOW OPEN

43
MILES



UTAH • 1909
ZION
NATIONAL PARK

43
MILES
DRIVING
DISTANCE
FROM SITE

SITE

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 POPULATION	2,900	11,976	25,628
2031 PROJECTED POPULATION	3,458	14,076	29,470
2026 HOUSEHOLDS	1,182	4,803	9,669
2026 AVG HH INCOME	\$75,543	\$101,846	\$107,689
2026 BUSINESSES	33	272	740
2026 DAYTIME POPULATION	196	2,731	5,608

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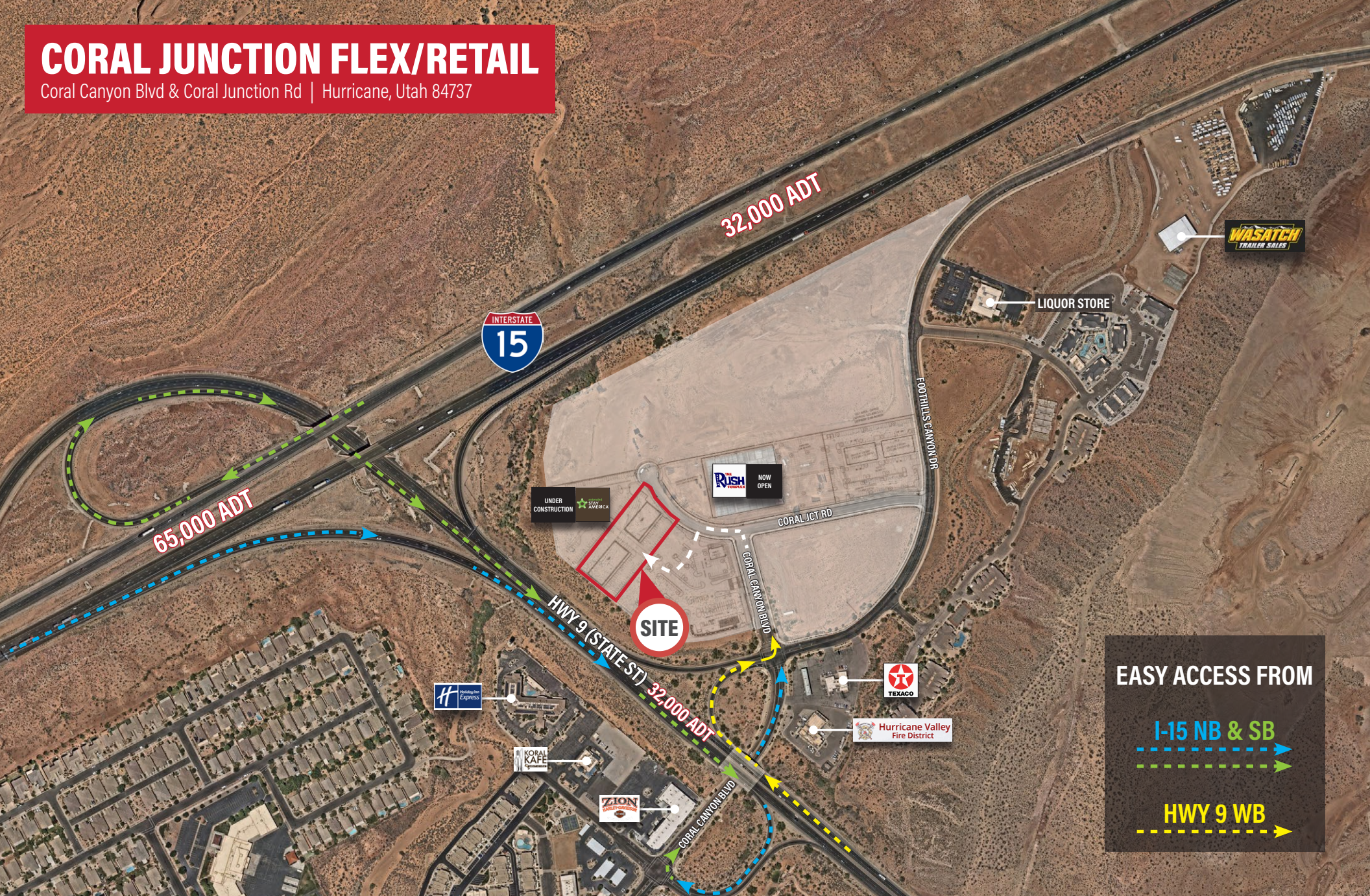
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Building Specs

- Unit Sizes 2,000 to 14,400 SF
- Clear Height 19'
- 12x14 Grade Level Doors
- Power: 225 Amps 120/208 Y 3-Phase 4-wire Per Unit
- LED Lighting throughout warehouse
- Parking: 84 Stalls
- Gas Forced heat throughout warehouse
- Fire Sprinkler System
- Zoning: GC (General Commercial)
- Construction type: CMU Block
- Estimated Completion: Q1 2027
- Lot Size: 2.0 Acres
- Quick Access off 600 South and Main Street



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