

FOR LEASE

82 N Main St
Parowan, UT 84761



**Former Gas Station,
Motel, and Residence**

Property Specs

LEASE RATE	\$2,000/Mo/MG
TOTAL AVAILABLE	±792 SF
TAX ID	0002870, 0002797
LOT SIZE ACRES	± 0.53
YEAR BUILT	1947
TYPE	Retail Neighborhood Center

- Great location with exceptional potential
- Includes a storefront, main house, and multiple additional units
- Flexible setup ideal for one large business or several individual ventures



OR TEXT 23717 TO 39200

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

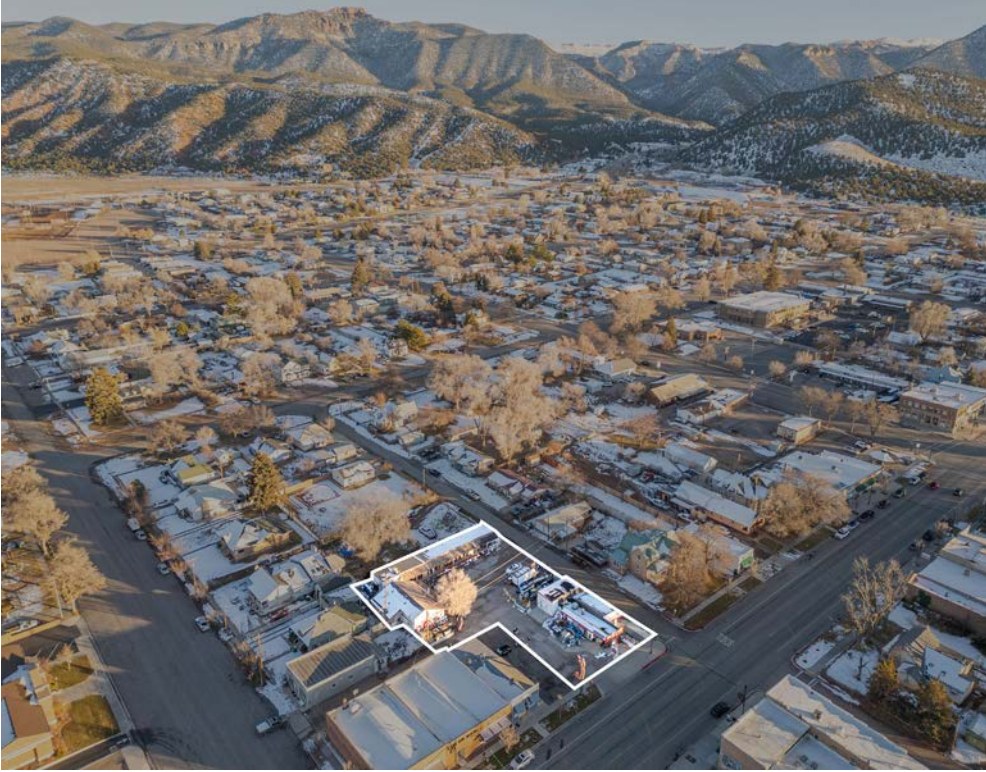
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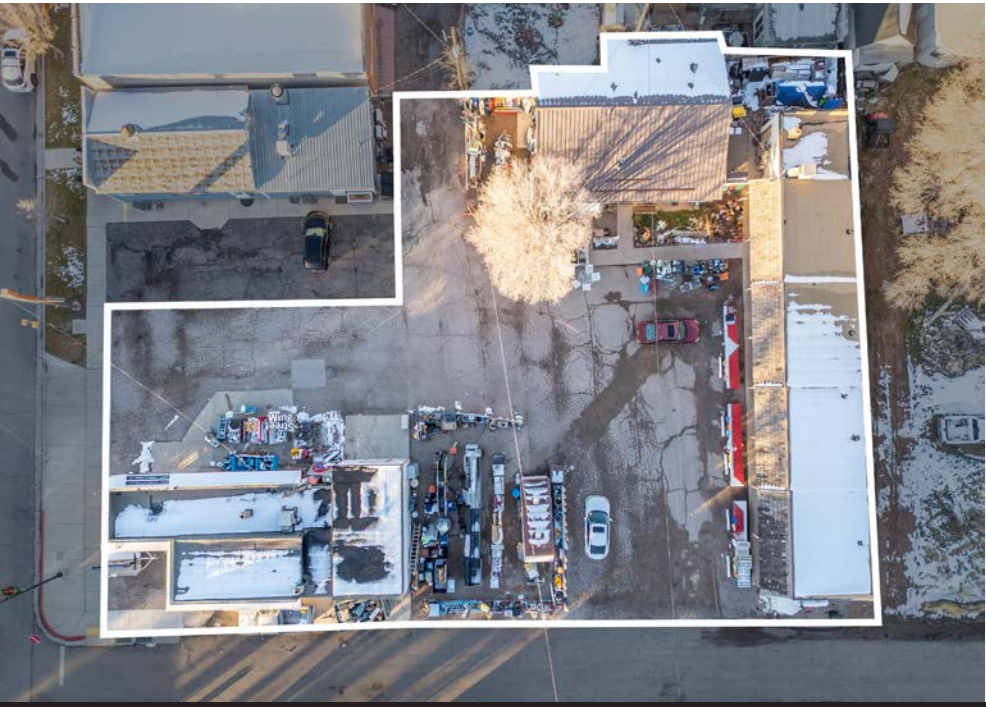
SUMMARY

PHOTOS





PHOTOS



AREA MAP



Parowan High School

MAIN ST



N 300 E

SITE

W 100 N



CENTER ST.



Library



Lions Park

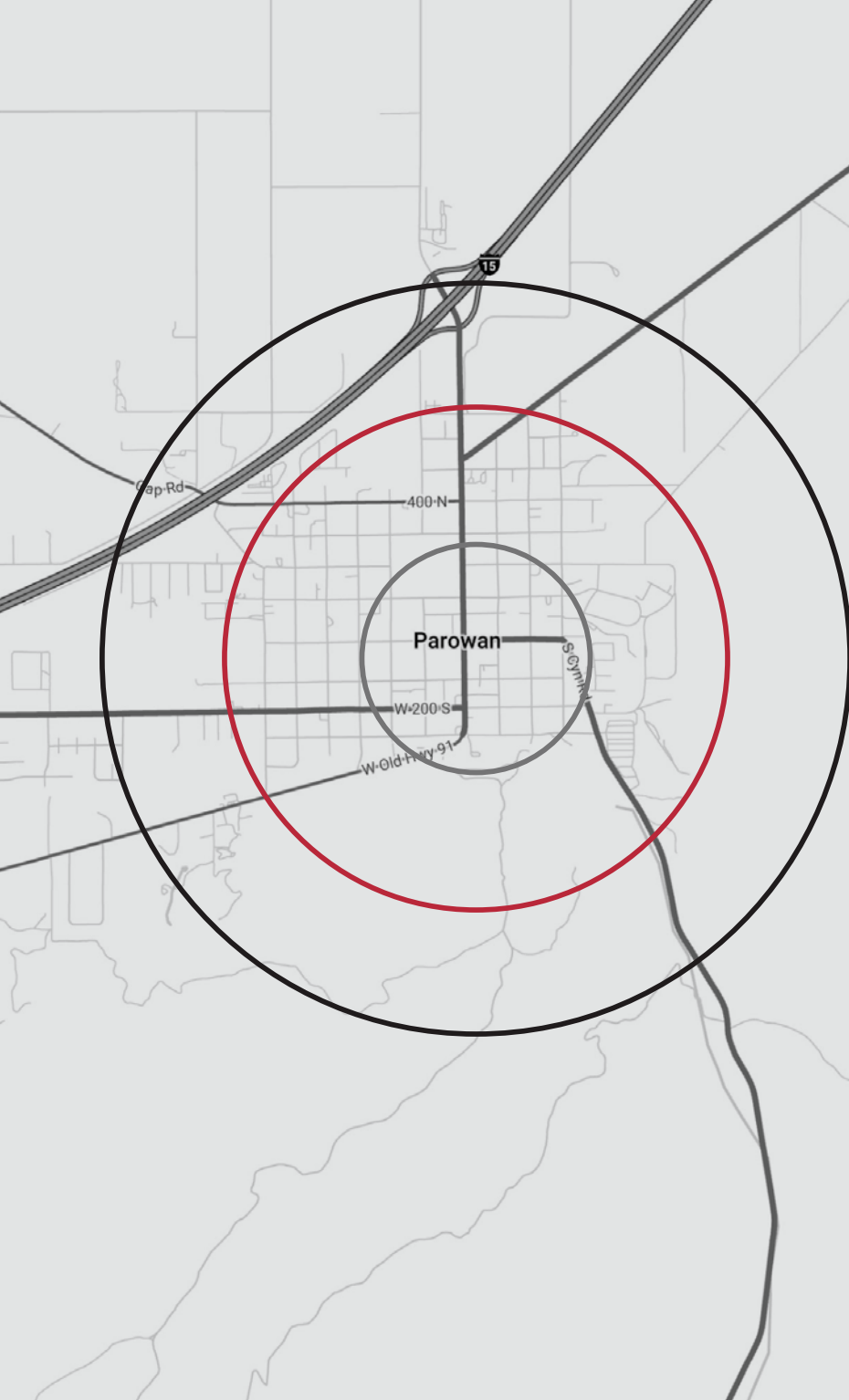
W 200 S

MAIN ST

CANYON RD

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	2,325	3,267	3,964
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	899	1,230	1,490
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$72,922	\$75,850	\$77,582

Traffic Counts

STREET	AADT
North Main Street	24,742
Veterans Memorial Highway	25,212

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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