



FOR LEASE

1600 S Toquer Blvd
Toquerville, UT 84774

±5 ACRES | LAND

Property Specs

LEASE RATE	Contact Agent
LOT SIZE	± 5 AC
ZONING	Commercial
TYPE	Land Retail/Office
APN	T-163-J

- Land Lease or possible sale, owner will consider subdividing, on the main thoroughfare to Zions National Park.



OR TEXT 23915 TO 39200
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SUMMARY

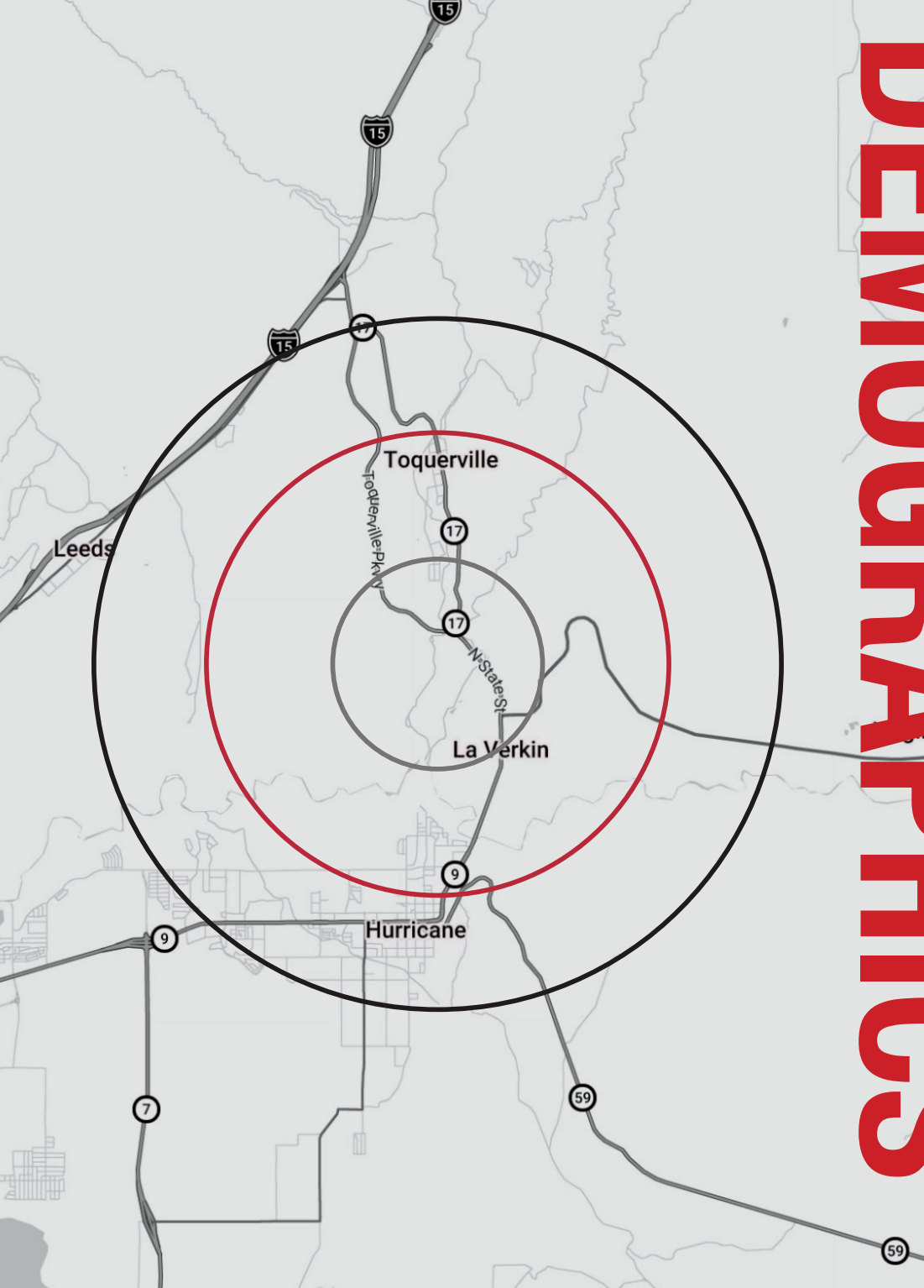


PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	1,993	9,426	21,977
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	702	3,143	7,829
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$87,506	\$87,776	\$106,734

Traffic Counts

STREET	AADT
State Street	3,640
Toquer Boulevard	6,194

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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