

RETAIL FOR LEASE

136 NORTH 3400 WEST

Hurricane, Utah 84737

Property Highlights

- Walmart Anchored Retail
- Drive-Thru Available
- Contact Agent for Lease Rate
- Located in the Heart of Hurricane
- Delivery Q1 2025



TANNER OLSON

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JOE MILLS

801.930.6755

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

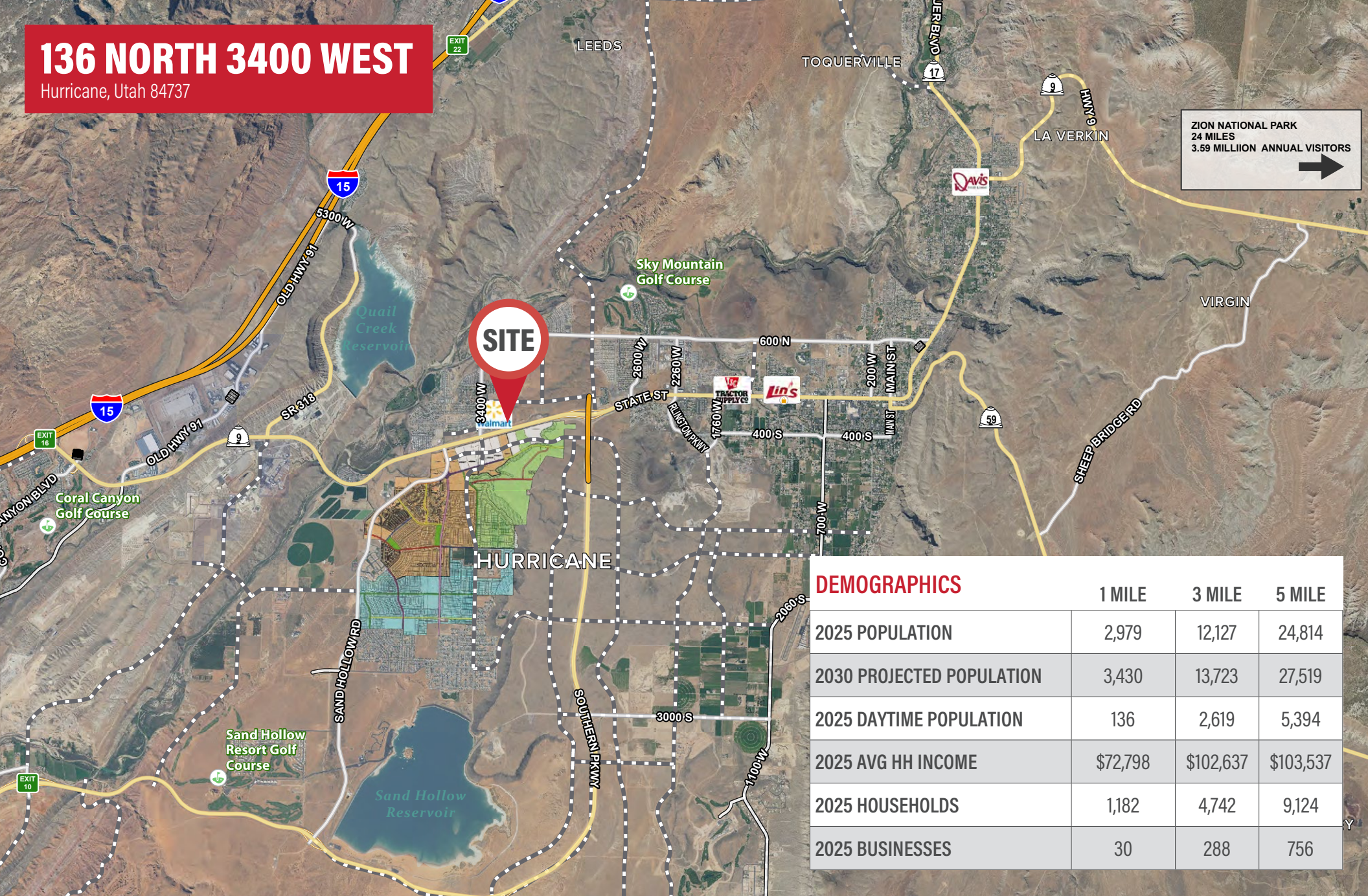
PARTNER **XTEAM**
RETAIL ADVISORS



LEGEND
COMMERCIAL

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,979	12,127	24,814
2030 PROJECTED POPULATION	3,430	13,723	27,519
2025 DAYTIME POPULATION	136	2,619	5,394
2025 AVG HH INCOME	\$72,798	\$102,637	\$103,537
2025 HOUSEHOLDS	1,182	4,742	9,124
2025 BUSINESSES	30	288	756

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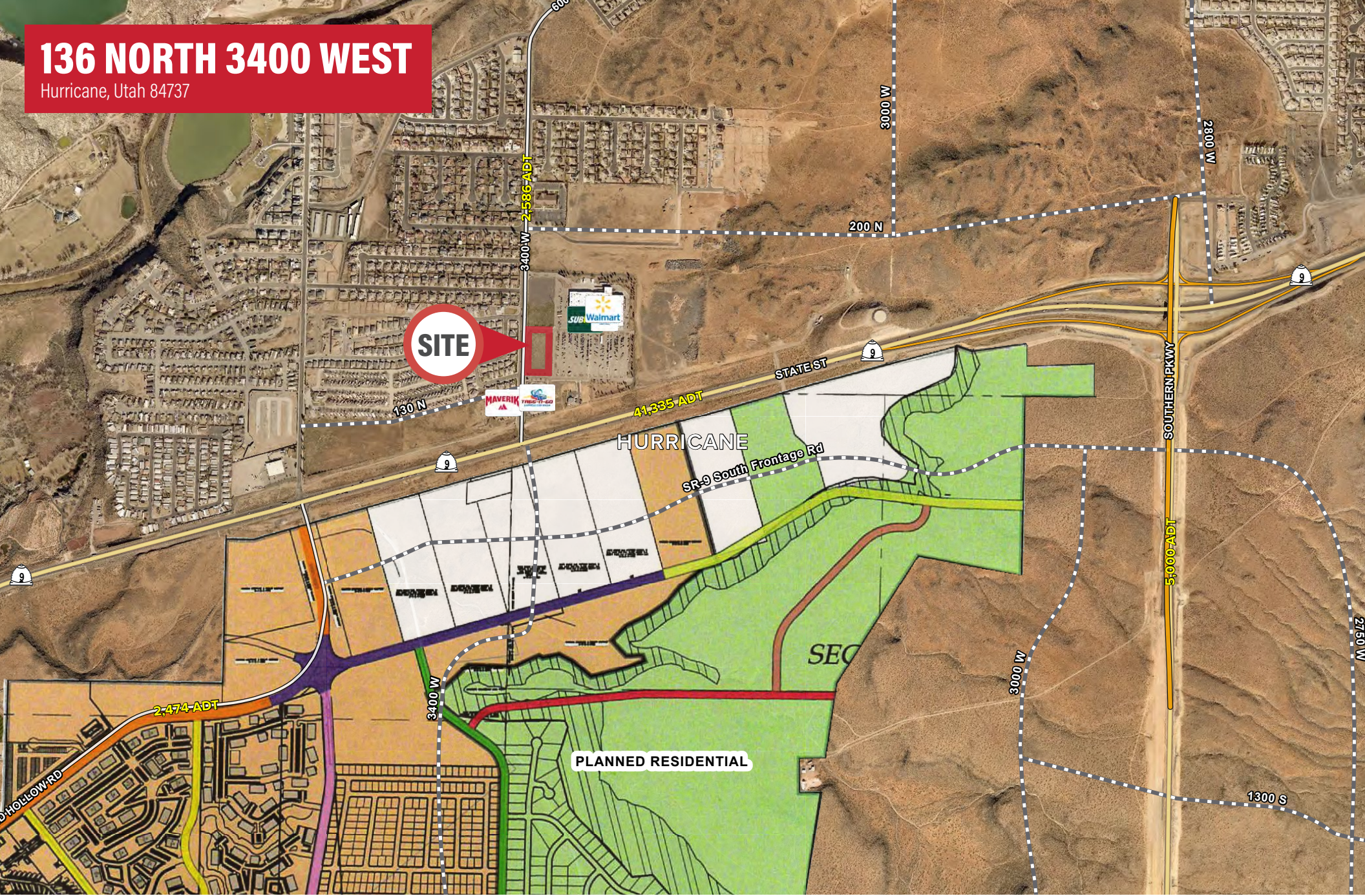
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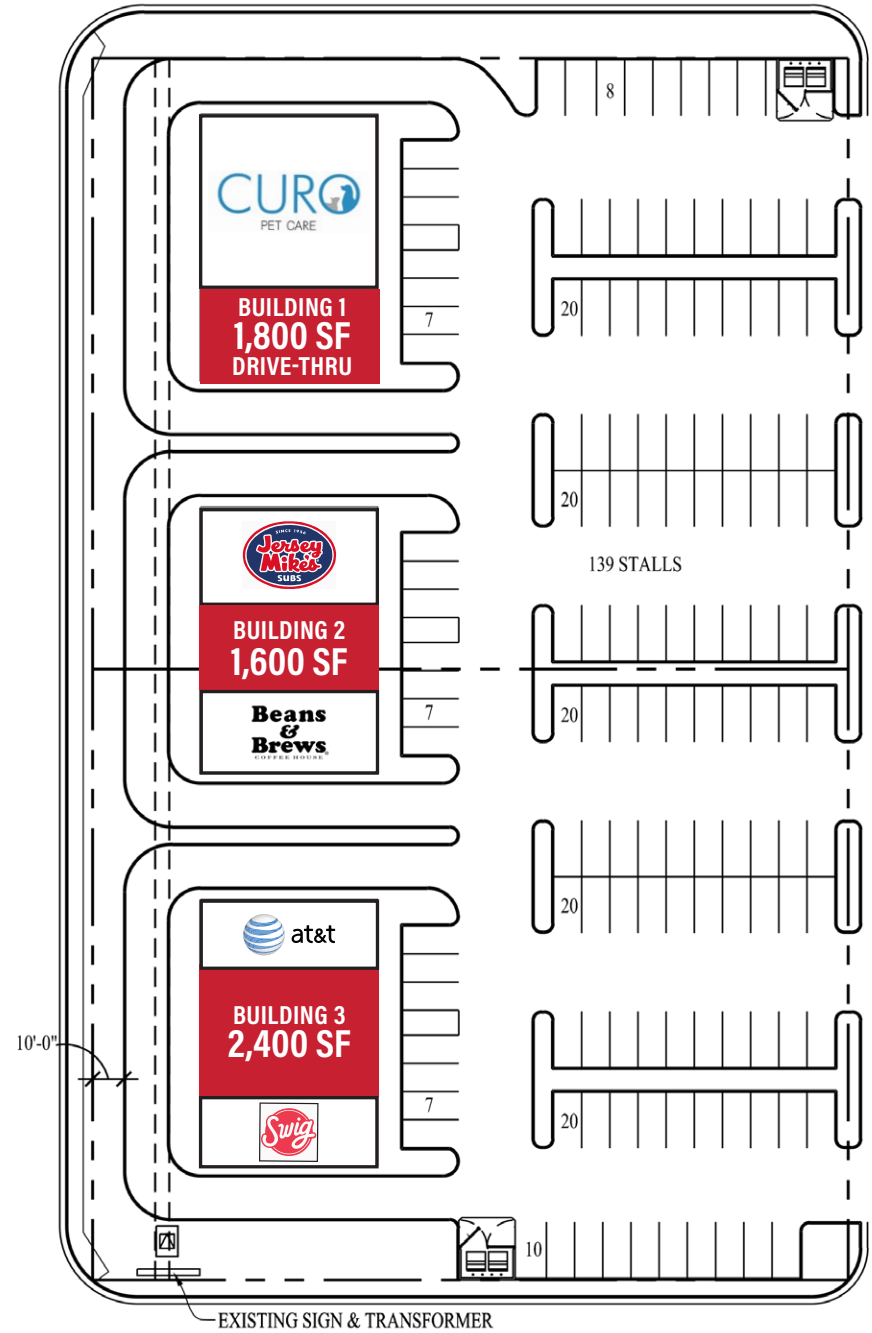


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**CONSTRUCTION PROGRESS
DECEMBER 2024**



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