



## **INVEST IN THE PATH OF GROWTH | OWNER/USER RETAIL OPPORTUNITY – HURRICANE, UT**

This is more than a building—it's a chance to secure your position in one of Southern Utah's fastest-growing commercial corridors. Located at 75 N 200 W in Hurricane, this 9,600 SF freestanding retail building sits directly in the path of ongoing retail expansion, national brand entry, and large-scale development activity.

Hurricane is no longer a secondary market—it's an emerging retail hub fueled by population growth, tourism, and major new projects along Utah State Route 9.

### **AREA GROWTH & DEVELOPMENT DRIVING DEMAND**

- A 38+ acre master-planned development is underway nearby, bringing over 500 residential units and 76,000+ SF of new commercial space to the market.
- Multiple new retail construction projects are in progress, including developments ranging from 11,000 SF to 42,000 SF centers, signaling continued retailer demand and expansion.
- Ongoing retail renovations and reinvestment across the city highlight strong business confidence and upgrading of existing centers.
- National brands are entering the market, including the recent opening of Starbucks, Applebee's, Ace Hardware Expansion to name just a few, enforcing Hurricane as a destination for regional dining and retail.
- Established brands like Pizza Hut and T-Mobile have expanded locally, further validating the area's growth trajectory.

### **WHY THIS LOCATION WINS**

Positioned just off SR-9, this property benefits from:

- High traffic flow connecting St. George to Zion National Park
- Immediate proximity to downtown Hurricane's commercial core
- Surrounded by new and planned residential growth fueling daily demand
- Increasing presence of national and regional retailers

### **OWNER/USER ADVANTAGE**

- Control your location in a rapidly appreciating market
- Capture upside from surrounding development and rising rents
- Month-to-month tenant (TK Fitness) provides income with flexibility to occupy
- Ideal for retail, showroom, fitness, office, or service-based business

### **THIS IS THE WINDOW**

The story here is simple: Growth is already happening—and accelerating.

**Pricing and demand are moving in one direction. Opportunities to buy existing, functional buildings in the middle of this growth cycle are limited.**