

FOR LEASE

633 S Main St
Cedar City, UT 84720

- High-traffic area
- Close interchange of I-15
- Big box available

± 50,959 SF | RETAIL

Property Specs

For Lease

LEASE PRICE	\$15/SF/NNN
AVAILABLE SF	± 50,959 SF
LOT SIZE ACRES	5.81
YEAR BUILT	1996
TAX ID	B-1004-0001-0000

- Big Box Available
- Pad Site available for Ground Lease
- Available late Summer 2027



OR TEXT 23474 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



RETAIL
TYPE

± 50,959
SF AVAILABLE



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,258	27,351	43,326
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,344	9,502	14,502
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$82,963	\$82,263	\$86,417

Traffic Counts

STREET	AADT
S Main St	16,235
I-15	31,000

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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325+

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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