



# Ephraim Retail

700 South Main St.  
Ephraim, UT 84627



## RETAIL | FOR LEASE

This multi-use development in Ephraim, UT, is part of a 240-acre master-planned community, featuring a new Intermountain Health hospital under construction next door.

### PROPERTY INFORMATION

- > \$38 - \$50 PSF NNN
- > **Building 1** - 1,200 SF - 6,000 SF, (2) drive-thrus
- > **Building 2** - 1,200 SF - 6,000 SF, (2) drive-thrus
- > **Building 3** - 2,400 SF Drive-thru restaurant
- > New connecting intersection to Ephraim Canyon
- > Located on Hwy 89 in the hub of Sanpete County
- > Largest city in the county
- > Snow College enrollment is approx 6,000 students

### TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2025 EST	6,022	29,507
2030 PROJ	6,494	31,304
HOUSEHOLDS		
2025 EST	1,787	8,997
2030 PROJ	1,997	9,823
INCOME		
2025 AVG	\$81,342	\$86,129
2025 MED	\$73,566	\$68,065

Source: ESRI 2025



# EPHRAIM CROSSING

A better place to work and live

- > More than 700 households are being created in Ephraim Crossing development in 3 single-family communities, 3 town home communities and an apartment development.
- > Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year.
- > Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
- > IHC has purchased 35 acres on the south end of town for a trauma center hospital with life flight. **Under Construction**
- > Ephraim Canyon has access to the Arapeen ATV trail and other outdoor recreation activities.

