

Lake Powell Blvd

9,934 ADT

±2,517 SF

verizon
SUBWAY
e-swirl

SAFeway

HIBBETT
OPOR90

Domino's

DOLLAR
TREE

±7,000 SF

Thrift Shop

6th Ave

±1,800 SF

±868 SF

WELLS
FARGO

Alberta's

PAD
AVAILABLE

H&R
BLOCK

Elm St

RETAIL PROPERTY FOR LEASE

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LOCATION DESCRIPTION

Lake Powell

PROPERTY HIGHLIGHTS

- PAD & LAST SHOP SPACES AVAILABLE – +/-2,517, 2,668 & 7,000 SF
- Popular Vacation Destination - Lake Powell
- Safeway anchored
- Dominant shopping center for the trade area

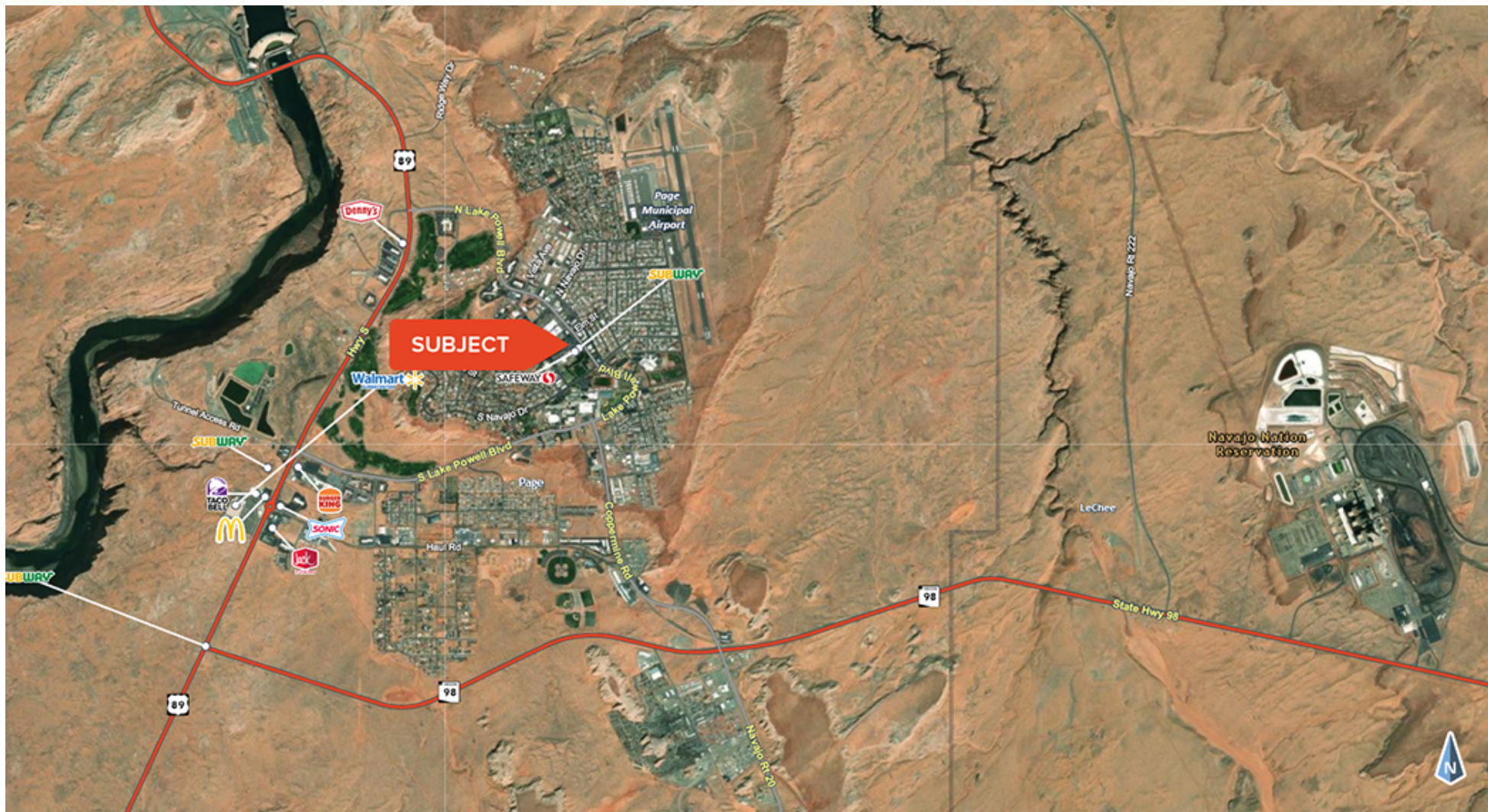
AREA CO-TENANTS



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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0 - 7,000 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
PAD	Available	0 SF	NNN	CALL FOR PRICING
10	Available	2,517 SF	NNN	CALL FOR PRICING
20	VERIZON WIRELESS	1,510 SF	NNN	-
40	AVA BELLA	755 SF	NNN	-
50	SUBWAY	1,126 SF	NNN	-
60	U-SWIRL	1,140 SF	NNN	-
70	SAFEWAY	40,453 SF	NNN	-
80	HIBBETT SPORTS	4,423 SF	NNN	-
110	ALLIED CASH ADVANCE	1,113 SF	NNN	-
120	TOP NAILS & SPA	980 SF	NNN	-
130	DOMINOS PIZZA	2,309 SF	NNN	-
140	DOLLAR TREE	14,915 SF	NNN	-
150A	Available	7,000 SF	NNN	CALL FOR PRICING
150B	THRIFT SHOP	12,000 SF	NNN	-
160	DARA THAI EXPRESS	3,757 SF	NNN	-

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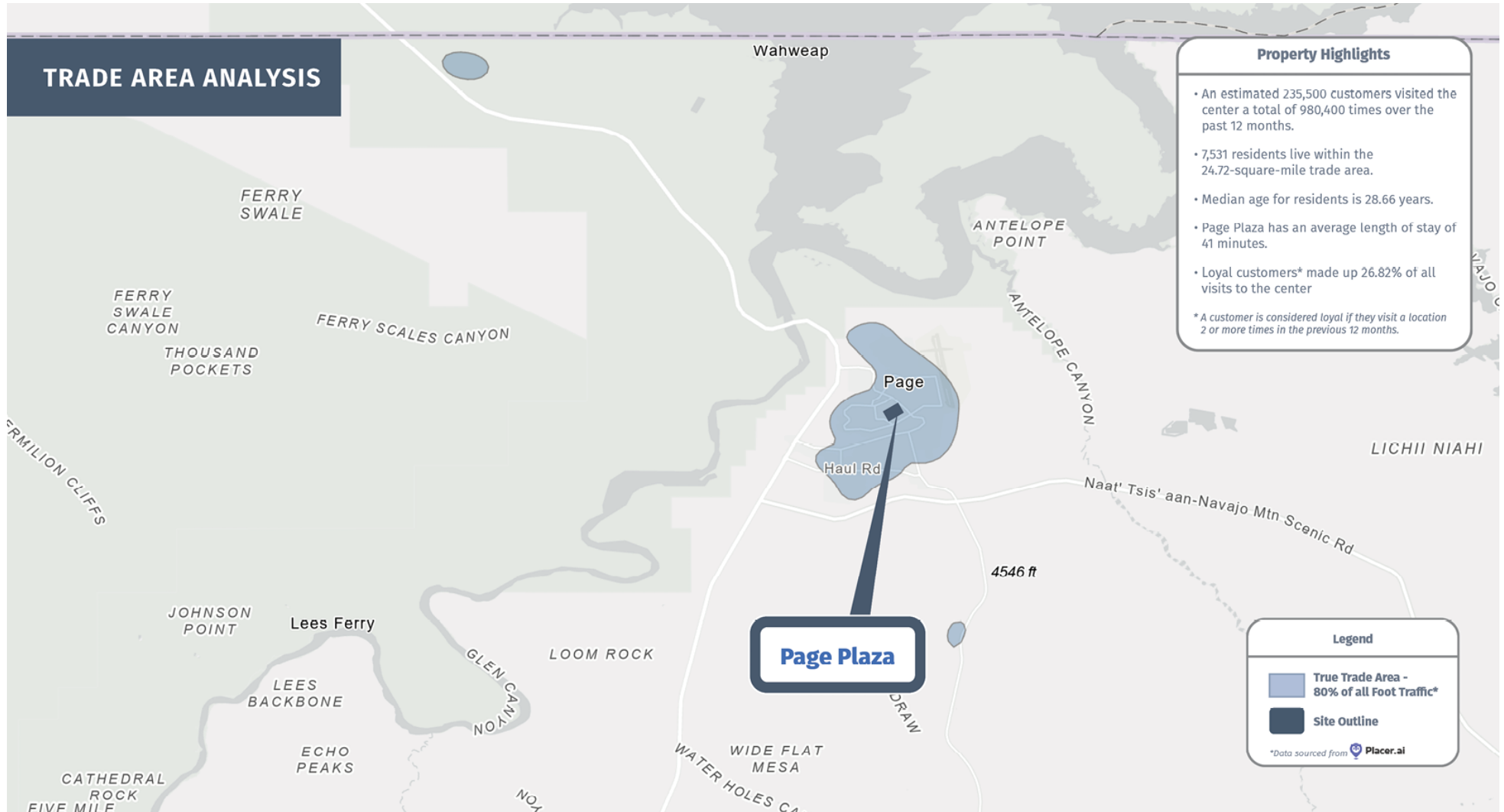
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SUITE	TENANT	SIZE	TYPE	RATE
160A	WELLS FARGO ATM	100 SF	NNN	-
170	ALIBERTO'S MEXICAN RESTAURANT	1,200 SF	NNN	-
190	Available	1,800 SF	NNN	CALL FOR PRICING
200	Available	868 SF	NNN	CALL FOR PRICING
210	H&R BLOCK	2,400 SF	NNN	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	6,149	7,343	8,530
Median Age	35.8	35.4	34.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$75,904	\$75,736	\$75,712
Average	\$86,493	\$85,954	\$87,959



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	277	382	389
Employees	3,522	4,901	5,173
Daytime Population	6,523	8,366	9,288



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	25.92%	30.25%	29.16%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	56.8%	58.0%	55.3%
Services	29.3%	29.0%	29.3%
Blue Collar	13.9%	12.9%	15.4%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,179	2,614	2,978
Median Home Value	\$155,676	\$190,445	\$170,401

* 2023 Demographic data derived from ESRI

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