



FOR LEASE

369 N 100 W
Ste 3,4,5 & 7
Cedar City, UT 84721

**± 7,739 SF Available
Office/Retail Warehouse**

Property Specs

LEASE PRICE	Starting at \$0.85/SF+MG
SPACE SIZE AVAILABLE SF	Suite 3 ± 928 SF Suite 4 ± 2,655 SF Suite 5 ± 1,456 SF Suite 7 ± 2,700 SF
TOTAL AVAILABILITY	± 7,739 SF
LOT SIZE PER UNIT	± 0.05 Acre
TYPE	Office R&D/Flex
ZONING	CC
CLASS	B

- Downtown Flex Space now available.
- This warehouse has a small office and bathroom at entrance. Then a doorway into the open warehouse area.
- There is small mezzanine over the office for light storage.



OR TEXT 22877 TO 39200

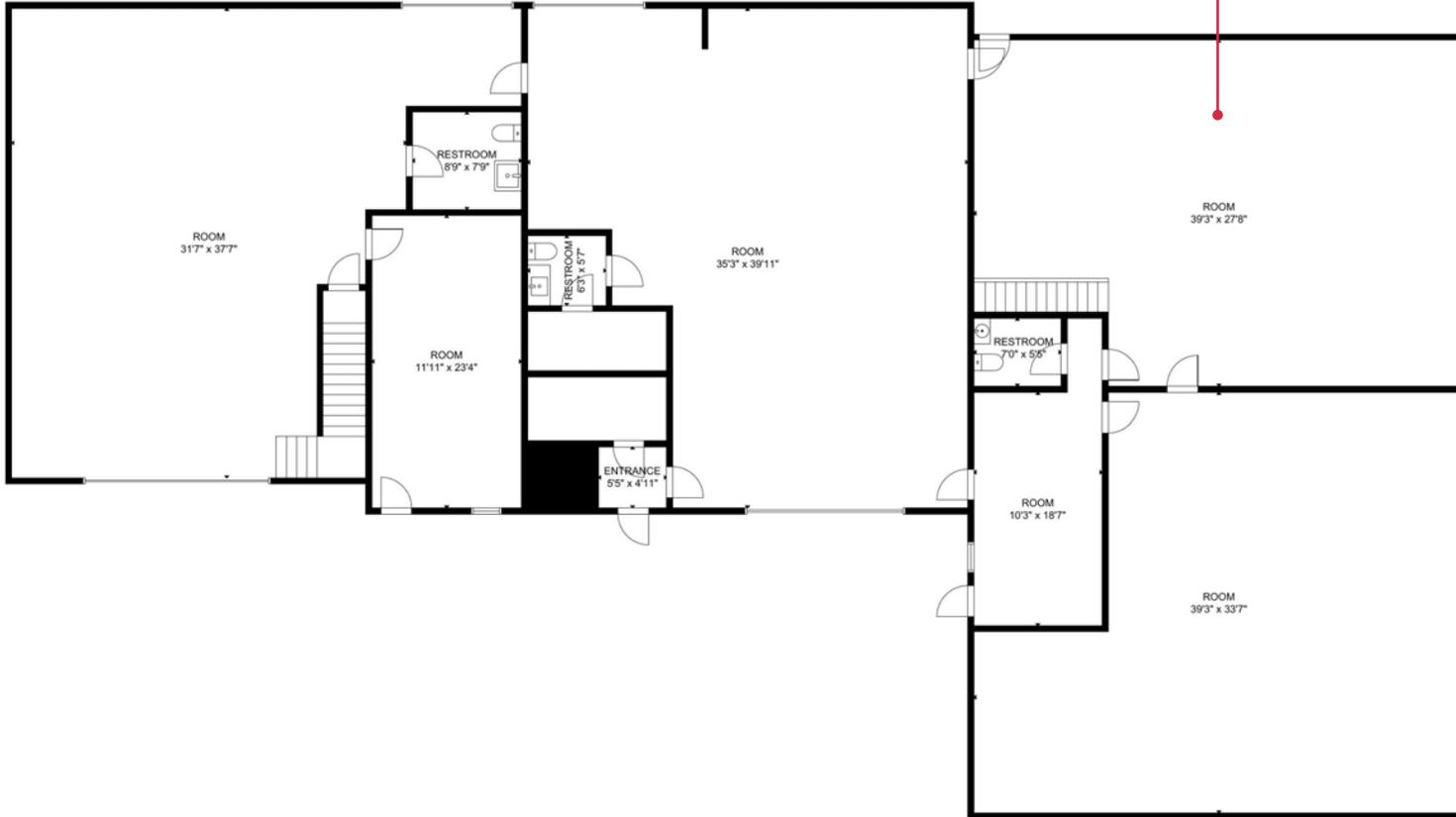
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SUMMARY

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FLOOR PLAN

TOTAL SF	LEASE RATE	ZONING	CLASS
± 2,655 SF	\$0.85 /SF+MG	Commercial	B

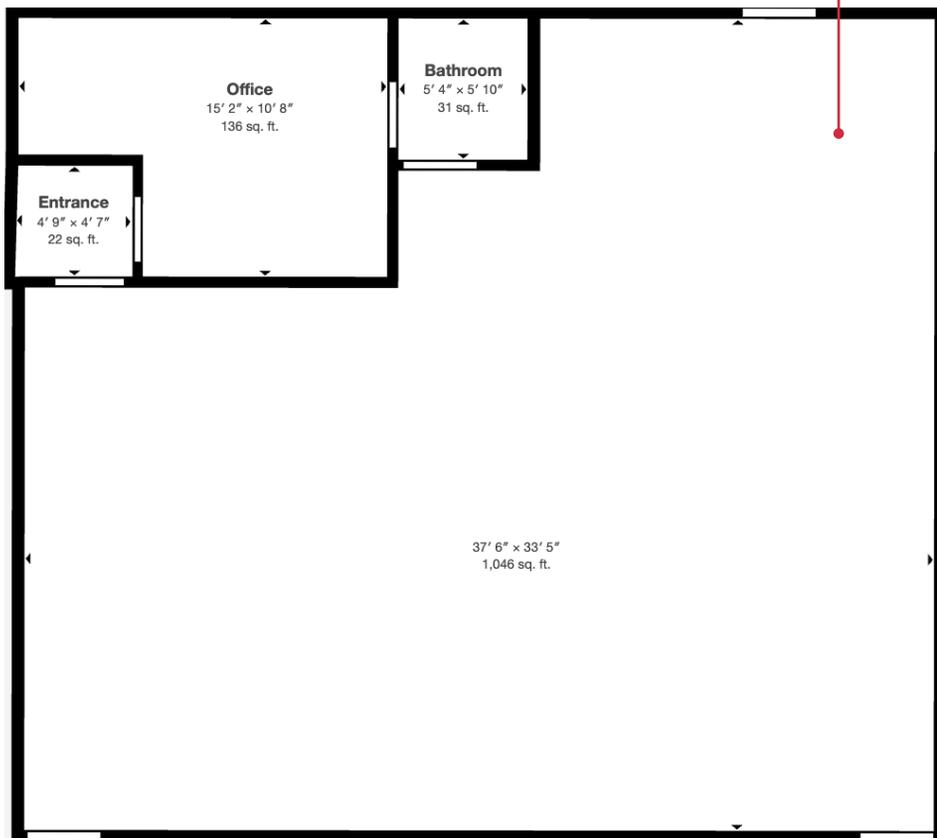
SUITE 4



PHOTOS
SITE 7



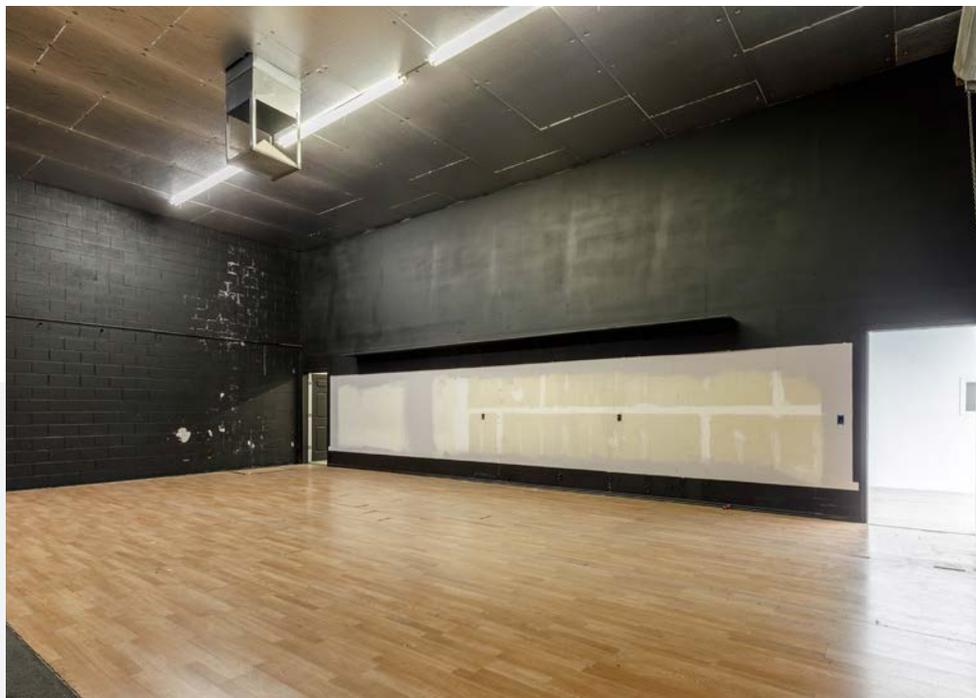
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FLOOR PLAN

TOTAL SF	LEASE RATE	ZONING	CLASS
± 1,456 SF	\$0.85/SF MG	Commercial	B

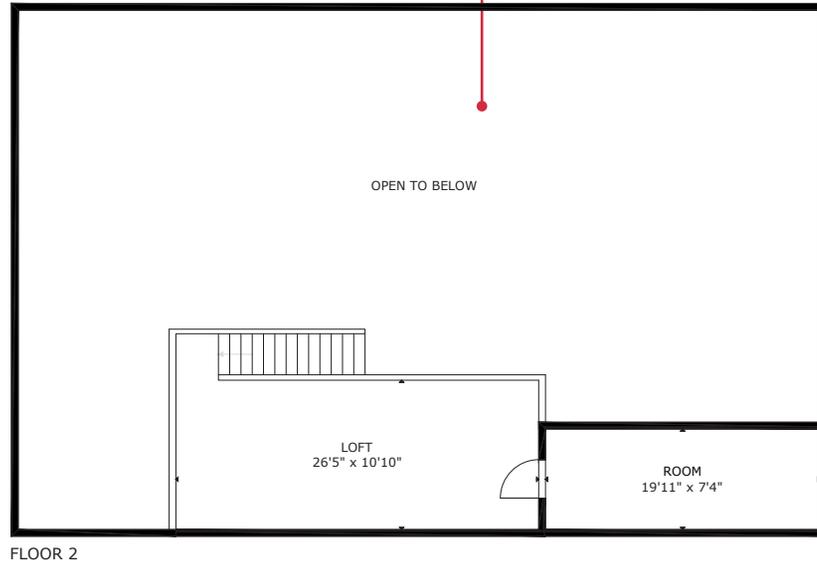
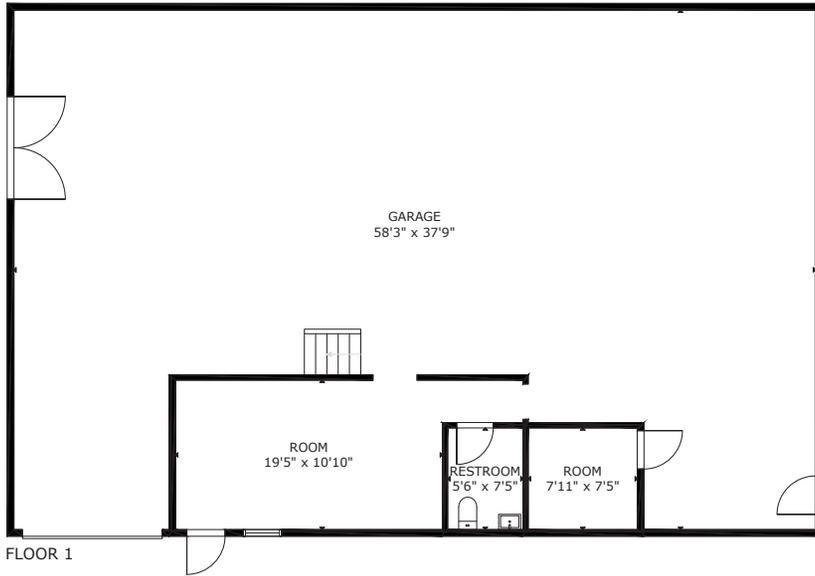
SUITE 5



PHOTOS
SUITE 7



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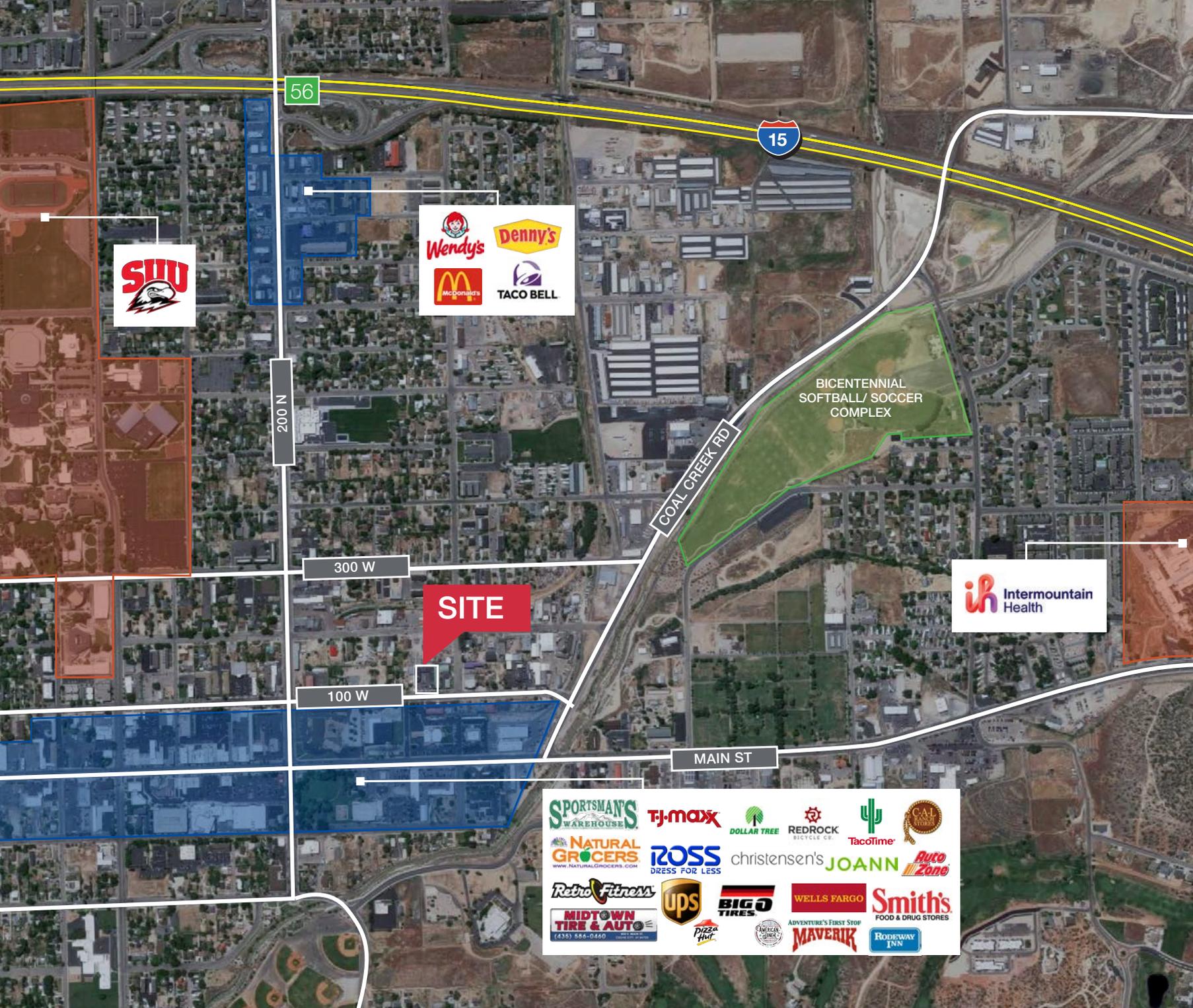
TOTAL SF	LEASE RATE	ZONING	CLASS
± 2,700 SF	\$0.85/SF MG	Commercial	B

SUITE 7



PHOTOS
STE 7

AREA MAP



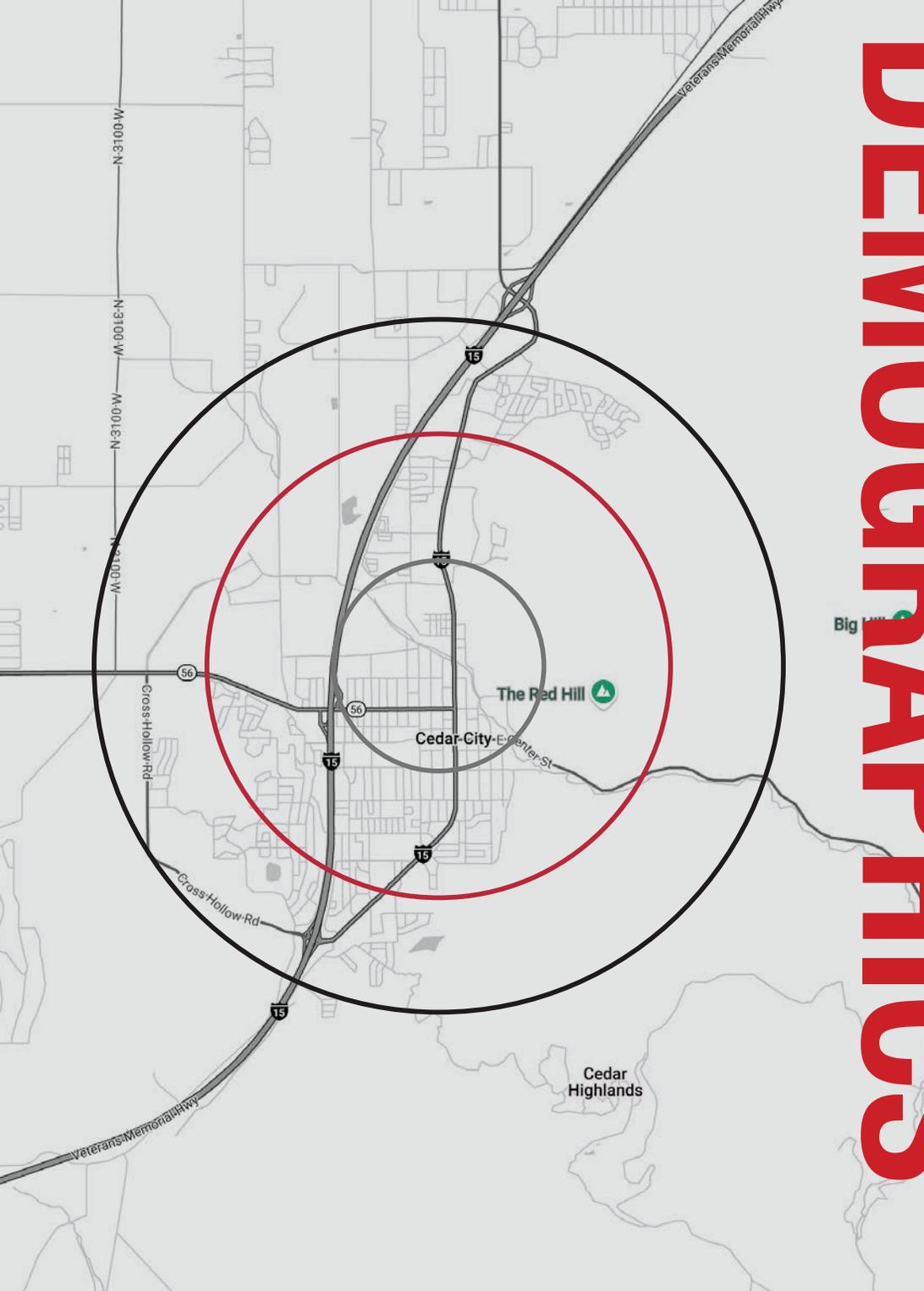
BICENTENNIAL
SOFTBALL/ SOCCER
COMPLEX



SITE



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,085	34,521	46,268
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,129	11,849	15,459
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$61,703	\$81,909	\$85,548

Traffic Counts

STREET	AADT
N Main St	30,520
300 West	3,36

Cities Nearby

Salt Lake City, Utah	251 miles
Phoenix, Arizona	435 miles
Los Angeles, California	439 miles
Reno, Nevada	441 miles
Denver, Colorado	579 miles
San Antonio, Texas	1,263 miles

TERMS & CONDITIONS

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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

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