



FOR LEASE

Main St & Canyon Ranch Dr
Cedar City, UT 84720

- Starbucks and Jonny Mac's open.
- Drive-Thru, Endcap, and In-Line space available
- High traffic and visibility
- Adjacent to Love's Travel Stop

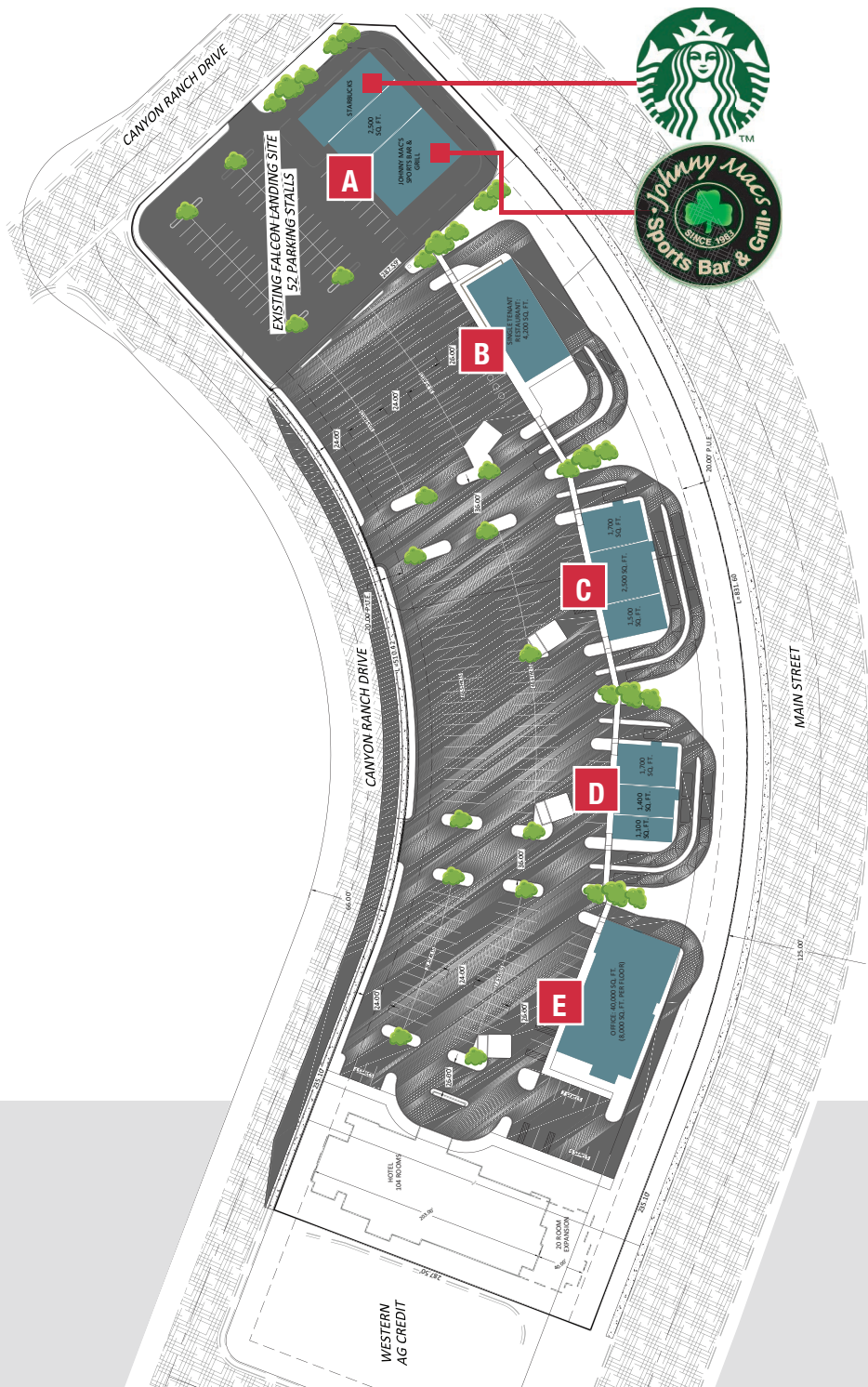
**±1.94 ACRES AVAILABLE
RETAIL DEVELOPMENT**

SUMMARY

[illegible]

Multiple opportunities remain available within the project, including drive-thru, endcap, and in-line spaces. Restaurant and retail suites range from approximately 1000-4000 SF, with build-to-suit and customization options available to accommodate a variety of users. The project also includes five floors of office space totaling approximately 40,000 SF. Falcon Landing presents a compelling opportunity for businesses seeking entry into the Cedar City market.

AVAILABILITY



PAD	TYPE	USE	SIZE	STATUS
A1	Drive Thru	Restaurant	2,325 SF	Starbucks
A2	In-Line	Restaurant/Retail	2,500 SF	Available
A3	Endcap	Restaurant	4,050 SF	Jonny Mac's Sports Bar & Grill
B	Single Tenant	Restaurant	4,200 SF	Available
C1	Endcap	Drive-thru/Restaurant	1,700 SF	Available
C2	In-Line	Retail /Restaurant/ Drive-thru	2,500 SF	Available
C3	Endcap	Restaurant/Retail	1,500 SF	Available
D1	Endcap	Drive-thru/Restaurant	1,700 SF	Available
D2	In-Line	Drive-thru/Restaurant	1,400 SF	Available
D3	Endcap	Restaurant/Retail	1,100 SF	Available
D4	Office (5 Floors)	Office	40,000 SF (8,000 SF/Floor)	Available

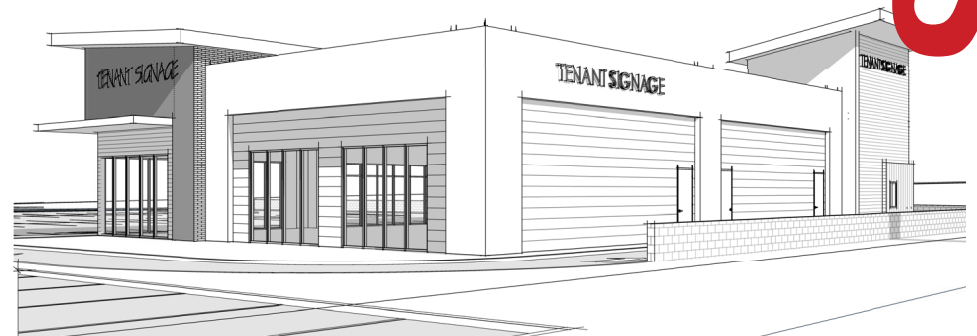
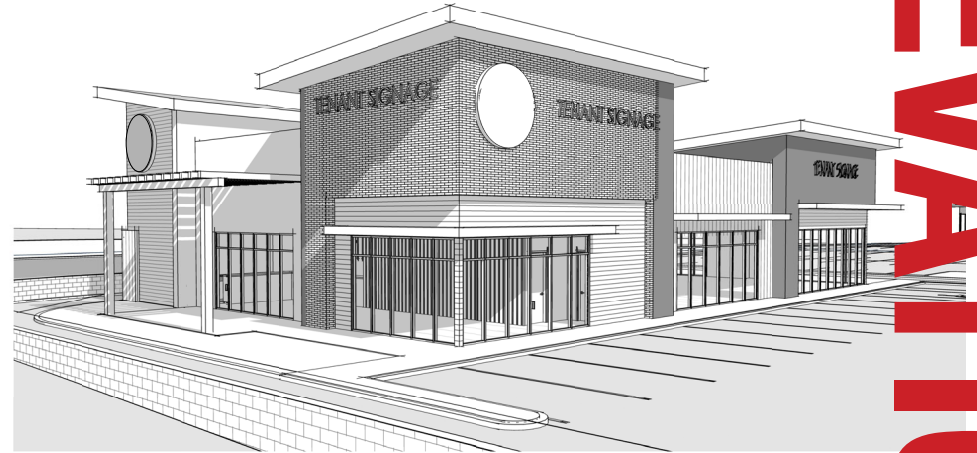
- Starbucks and Jonny Mac's open.
- Tenant improvement allowance available.
- Developer will build to suit or customize space to suit your specific needs and size requirements
- Easy access just off the North Main St Exit of I-15 in Cedar City, Utah
- Now accepting prelease letters of intent



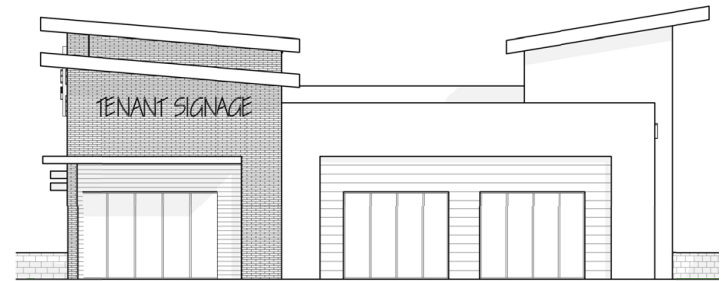
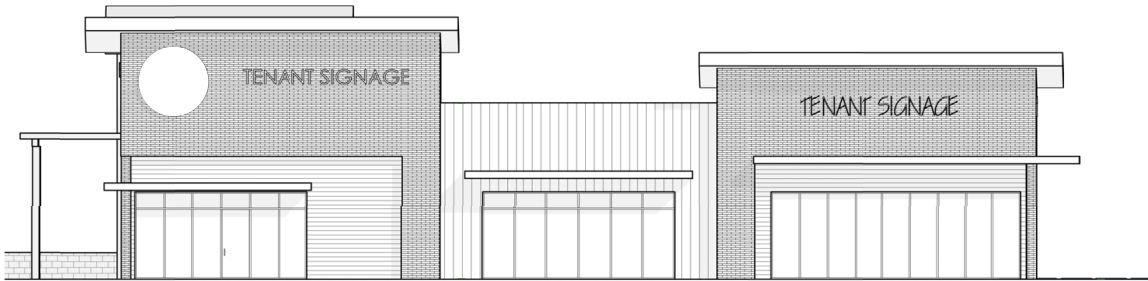
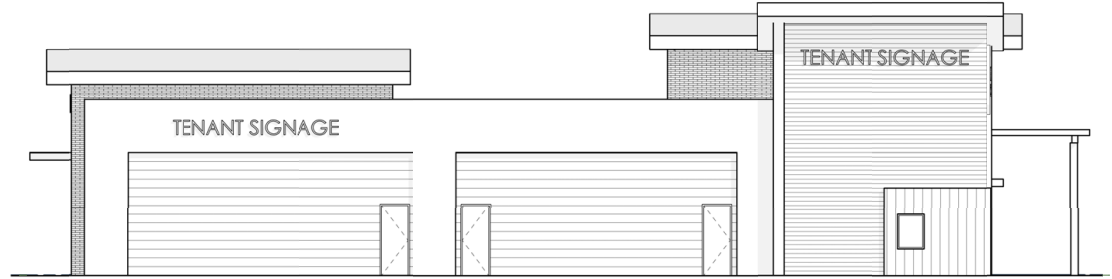
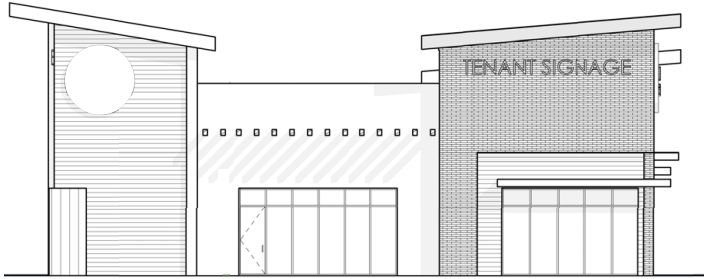
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ELEVATIONS



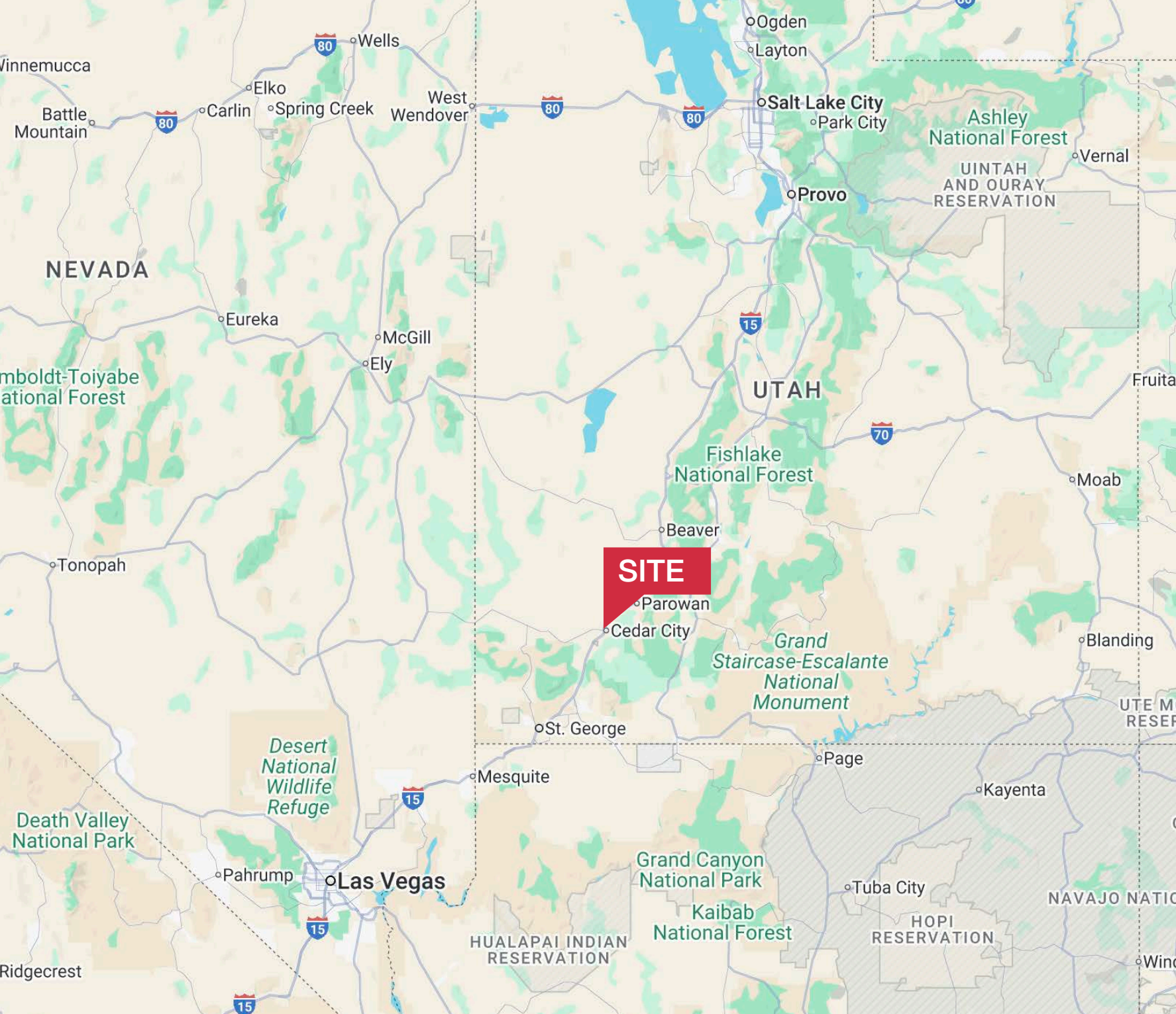


AREA MAP



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

AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	4,794	21,659	48,503
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,502	6,929	15,690
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$83,754	\$86,122	\$91,374

Traffic Counts

STREET	AADT
North Main Street	28,240
Interstate 15	30,431

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

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