

967 COUNTRY LANE

Santa Clara, UT 84765



EXECUTIVE SUMMARY



LEASE RATE **\$2.50 SF/MONTH**

OFFERING SUMMARY

Available SF:	Suite B +/- 1,386 SF
	Suite C +/- 1,386 SF
Lease Rate:	\$2.50 SF/month (NNN)
Year Built:	2024
Building Size:	4,017 SF

PROPERTY OVERVIEW

Now Leasing at 967 Country Lane in Santa Clara, UT—an exceptional retail and restaurant opportunity just minutes from St. George. This brand-new, modern building offers a versatile space ideal for a wide range of retail and dining concepts. With a sleek contemporary design featuring expansive glass storefronts, the property provides excellent visibility in a high-traffic, rapidly growing area.

Units can be leased together or separately.

PROPERTY HIGHLIGHTS

- Brand New Building
- \$50 per SF Tenant Improvement Allowance
- 29,000 Average Daily Traffic
- Versatile Layout
- Excellent Signage

For More Information:

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

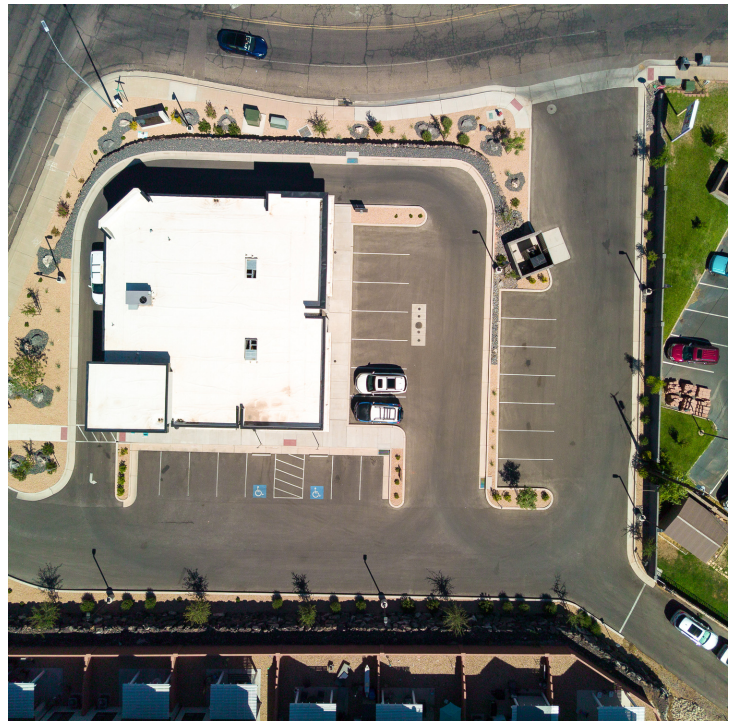


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ADDITIONAL PHOTOS



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LOCATION MAP



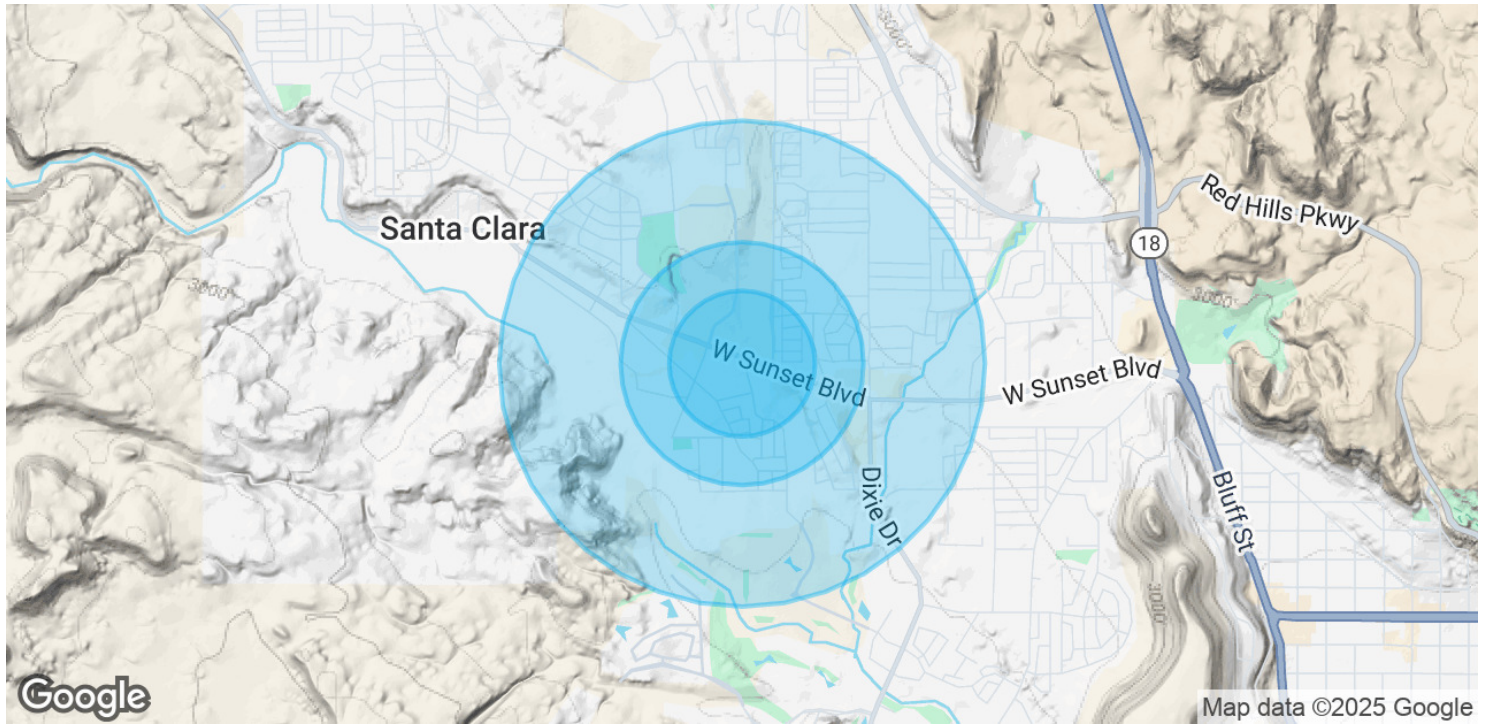
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	527	2,385	12,381
Average Age	38	40	38
Average Age (Male)	36	39	37
Average Age (Female)	39	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	821	4,347
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$91,315	\$86,238	\$85,429
Average House Value	\$573,084	\$524,062	\$489,247

Demographics data derived from AlphaMap

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For More Information:

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