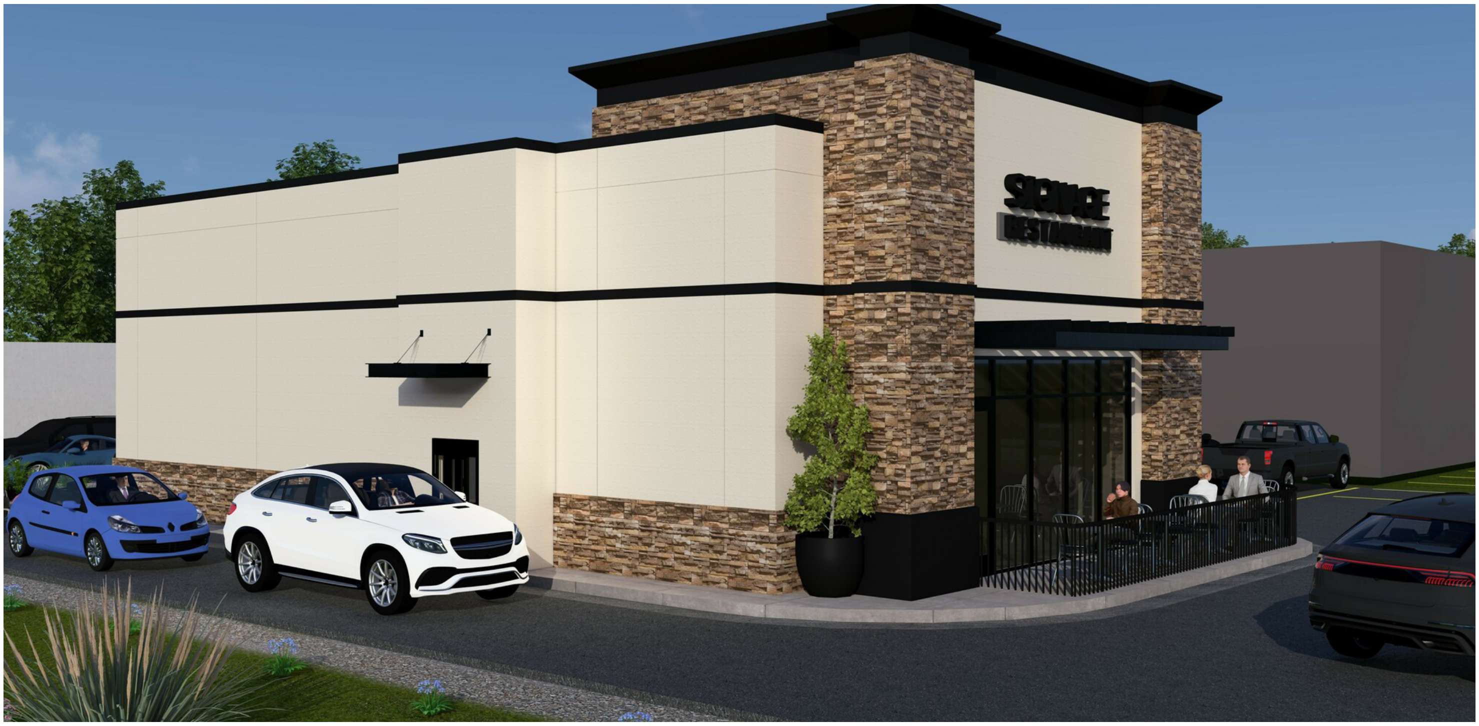
RETAIL PAD WITH DRIVE-THRU

293 E Telegraph St, Washington, UT 84780

FOR LEASE



LEASE RATE **$4.00 SF/MONTH**

OFFERING SUMMARY

Available SF:	1,594 SF
Lease Rate:	$4.00 SF/month (NNN)
Year Built:	2026
Building Size:	1,500 SF
Zoning:	C-2

PROPERTY HIGHLIGHTS

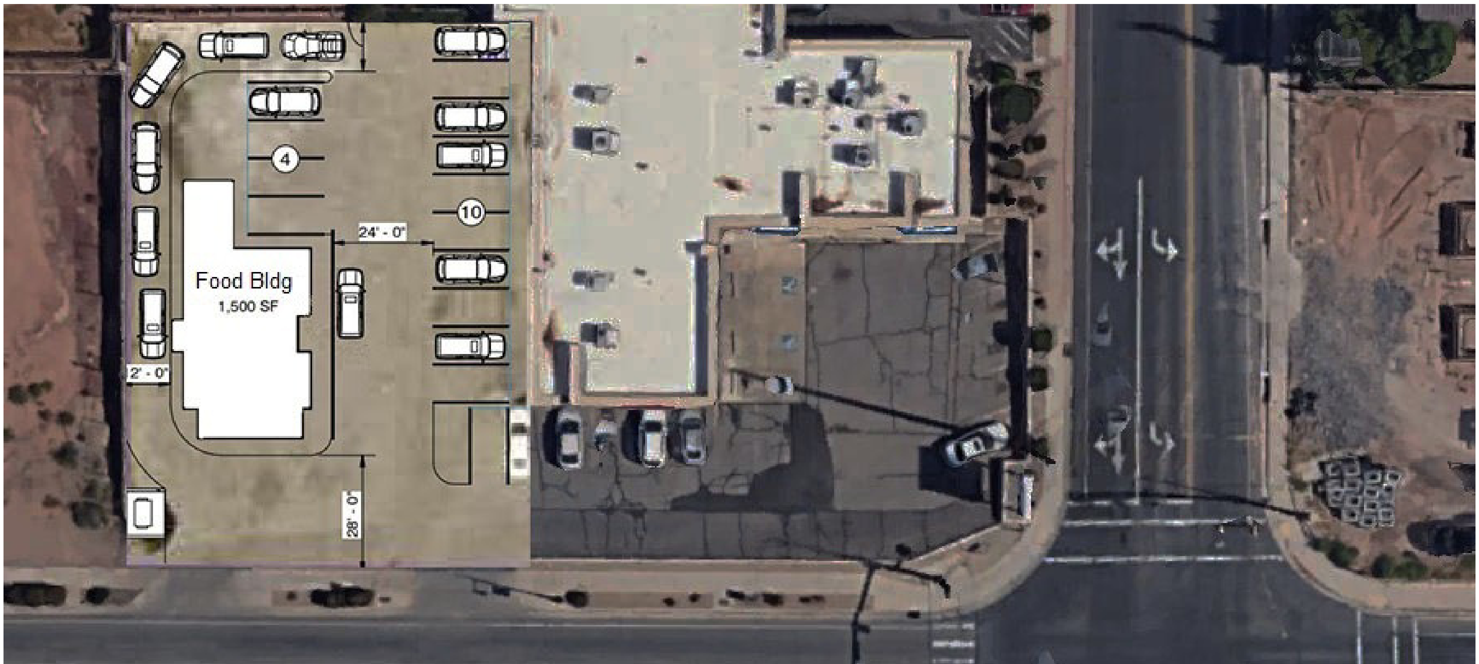
- Freestanding food building with drive-thru
- Busy intersection of Telegraph and 300 E
- Traffic counts of 19,000 AADT
- Estimated completion mid 2026
- Tenant Improvement Allowance of $40psf
- NNN expenses estimated at $0.35psf

For More Information:

ANDREW SORENSEN, SIOR
435.359.4903
andrew@linxcre.com

LINX
COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



Add text here...

Add text here...

For More Information:

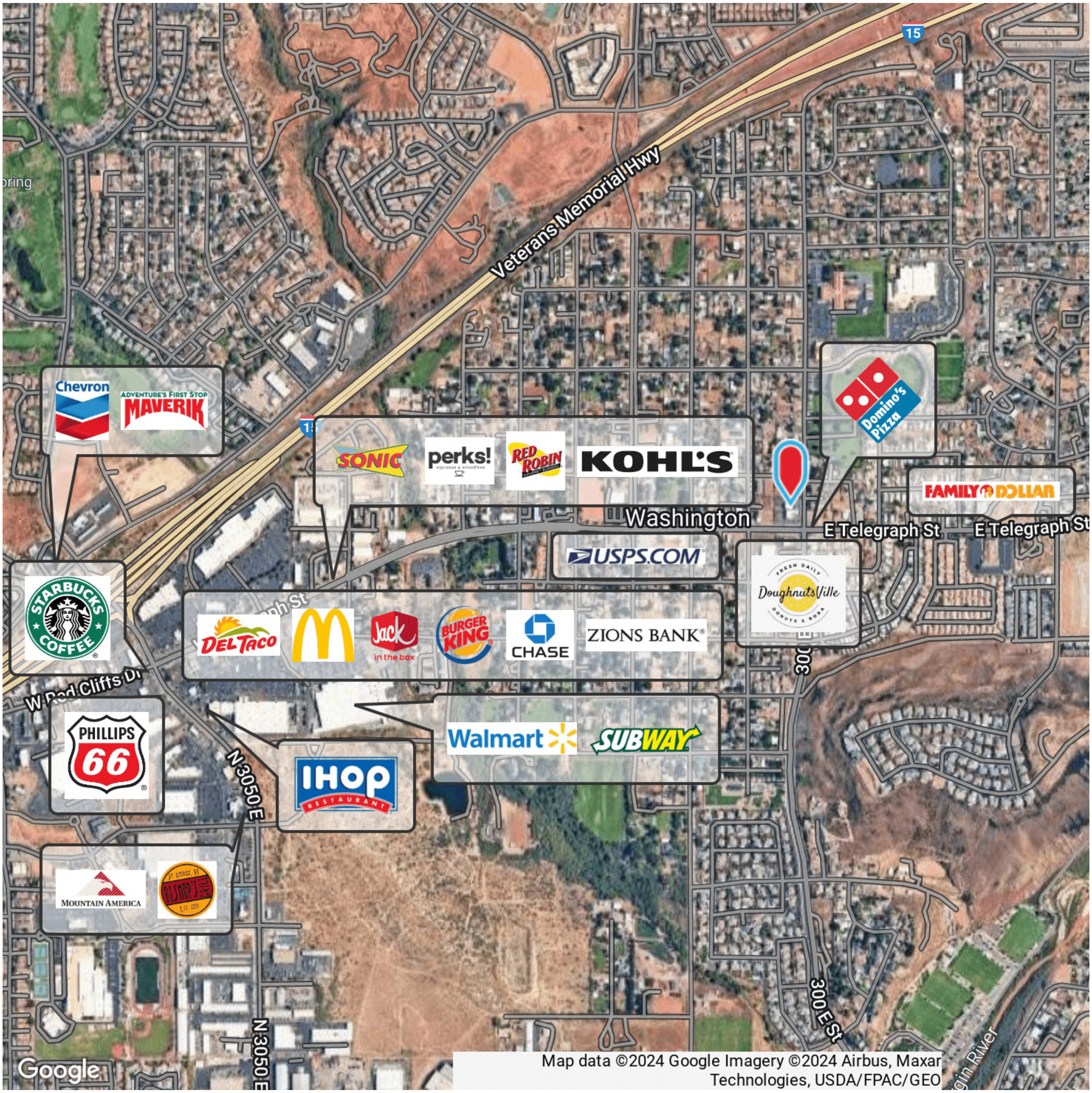
ANDREW SORENSEN, SIOR
435.359.4903
andrew@linxcre.com

LINX COMMERCIAL REAL ESTATE

RETAIL PAD WITH DRIVE-THRU

293 E Telegraph St, Washington, UT 84780

RETAILER MAP



For More Information:

ANDREW SORENSEN, SIOR
435.359.4903
andrew@linxcre.com

LINX COMMERCIAL REAL ESTATE

COPYRIGHT

ACCURACY OF INFORMATION

The information contained herein, including physical measurements, has been obtained from sources deemed reliable; however, no warranties are made, either expressed or implied, regarding the accuracy of the information herein, including any property dimensions. Price, terms, property features, and availability subject to change without notice. Prospective purchasers or tenants are strongly encouraged to perform thorough due diligence with the assistance of the appropriate professional.

CAUTIONARY STATEMENT REGARDING FORWARD LOOKING INFORMATION

The Company may produce and offer "forward-looking statements" within the meaning of the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. Forward-looking statements can be identified by words such as: "anticipate," "intend," "plan," "goal," "seek," "believe," "project," "estimate," "expect," "strategy," "future," "likely," "may," "should," "will" and similar references to future periods with respect to certain properties, investments, and the market. Forward-looking statements are neither historical facts nor assurances of future performance. Instead, they are based only on our current beliefs, expectations and assumptions regarding the future of our business, future plans and strategies, projections, anticipated events and trends, the economy and other future conditions. Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict and many of which are outside of our control. Our actual results and financial condition may differ materially from those indicated in the forward-looking statements. Therefore, you should not rely on any of these forward-looking statements.

NO LEGAL OR TAX ADVICE

Company and its agents are not licensed accountants or attorneys, and are not authorized to give tax and legal advice. Any discussion by Company and its agents (or any materials that contain information) regarding tax or legal issues is for convenience only and should not be relied on and is not a substitute for careful tax and legal planning. ACCORDINGLY, EACH PROSPECTIVE BUYER AND SELLER IS URGED TO CONSULT HIS OR HER OWN TAX AND LEGAL ADVISERS WITH REFERENCE TO THEIR OWN TAX SITUATION AND THE LEGAL IMPLICATIONS OF ANY TRANSACTION OR DOCUMENT.

AGENCY & COMMISSIONS

Company does not recognize nor offer sub-agency without prior written agreement. Company does not cooperate on commissions to unlicensed persons or entities, or cooperate with brokers licensed outside the State of Utah without proper verification of reciprocity, a temporary practice permit, or other legally recognized written referral agreements. In some circumstances, attorneys may be allowed to participate in commissions, subject to full disclosure, proof of representation, and prior written agreement. Company reserves the sole right to determine whether compensation will be given to a licensee that cannot produce proof of representation in a transaction in substantial written form acceptable to Company. Selling bonuses are subject to change and/or cancellation without notice. Agents should consult listing agents to verify any compensation.

For More Information:

ANDREW SORENSEN, SIOR

Partner

435.359.4903

andrew@linxcre.com

2 West St. George Blvd

St. George, UT 84770

435.359.4900 | linxcre.com