

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:

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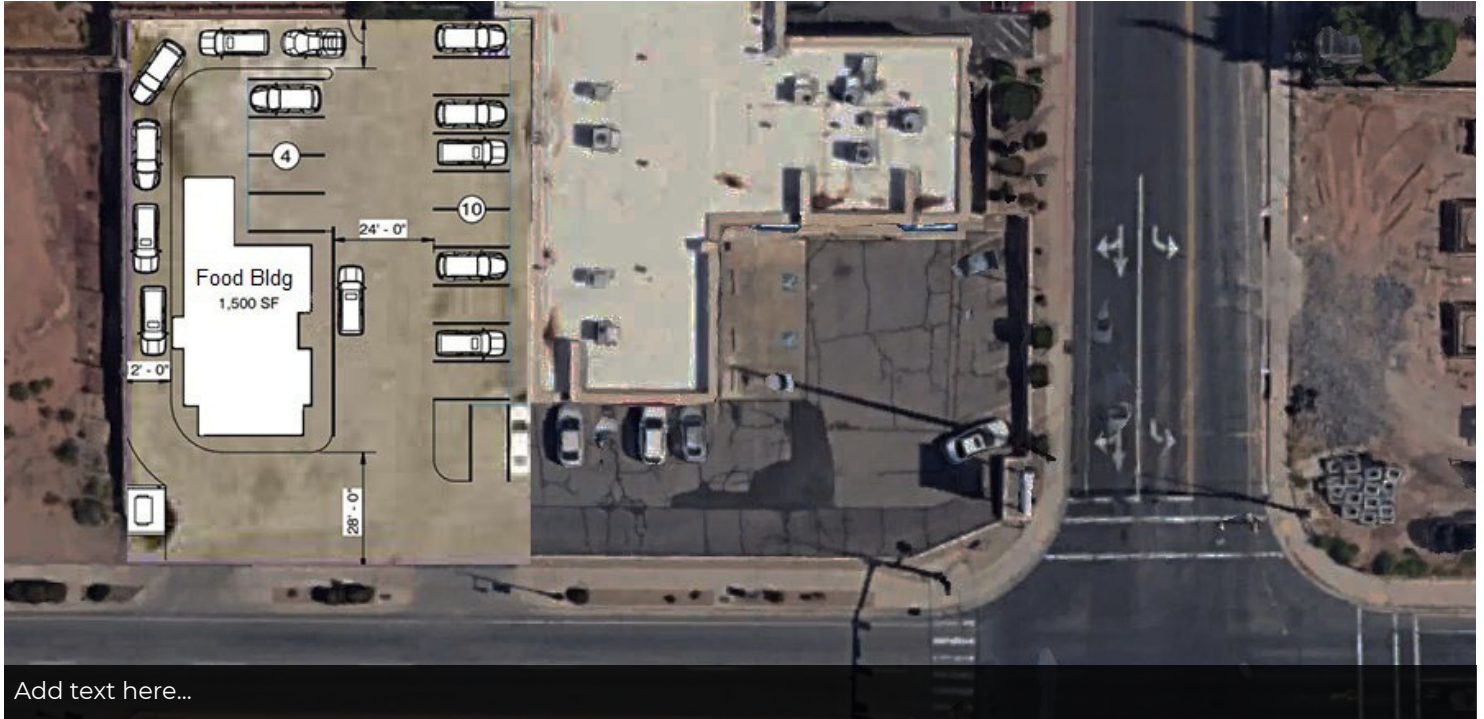


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ADDITIONAL PHOTOS



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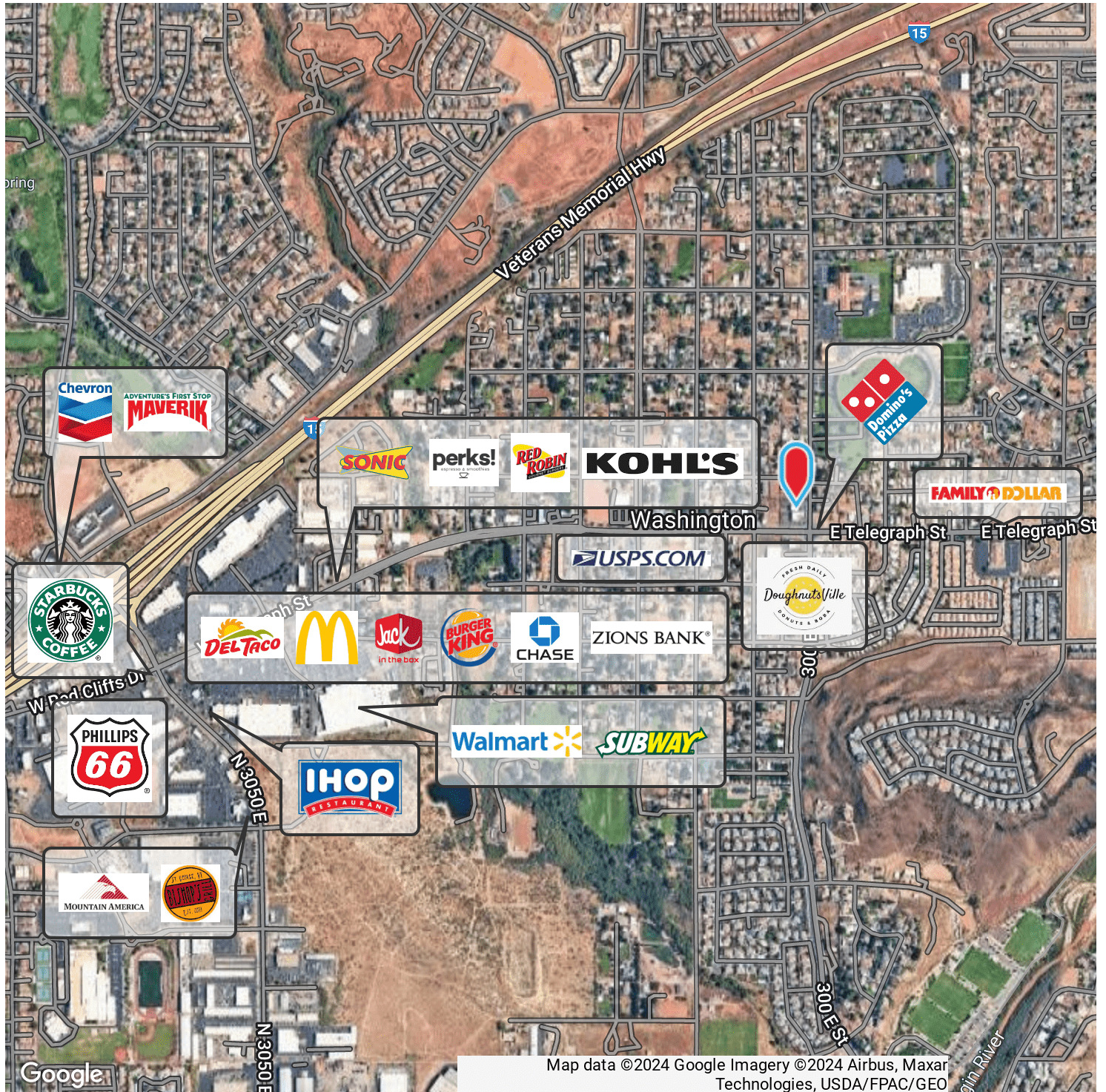


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RETAILER MAP



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For More Information:

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