



FOR LEASE

Corner Crossing

355 E 3000 N
Cedar City, UT 84721

Retail Space
±906 - ±2,060 SF

Property Specs

LIST PRICE	\$2.50 to \$2.75/SF/Mo + NNN
NNN	\$.028/PSF
BUILDING SIZE SF	± 906 – 2,060 SF
YEAR BUILT	2024
TYPE	Retail Anchorless Center
ZONING	HC
PARCEL	B-1544-0000-0000

- Brand New Retail Center on the Corner of 3000 N Minersville Highway at Lighted Intersection.
- Four (4) Units Available.
- Vanilla Shell Delivery will include each unit painted, along with complete bathroom, open truss ceiling painted black, HVAC, and basic lighting and electrical outlets per code
- There is no TI allowance offered.
- Pricing Details
 - General Retail prices start at \$2.50/SF/Month



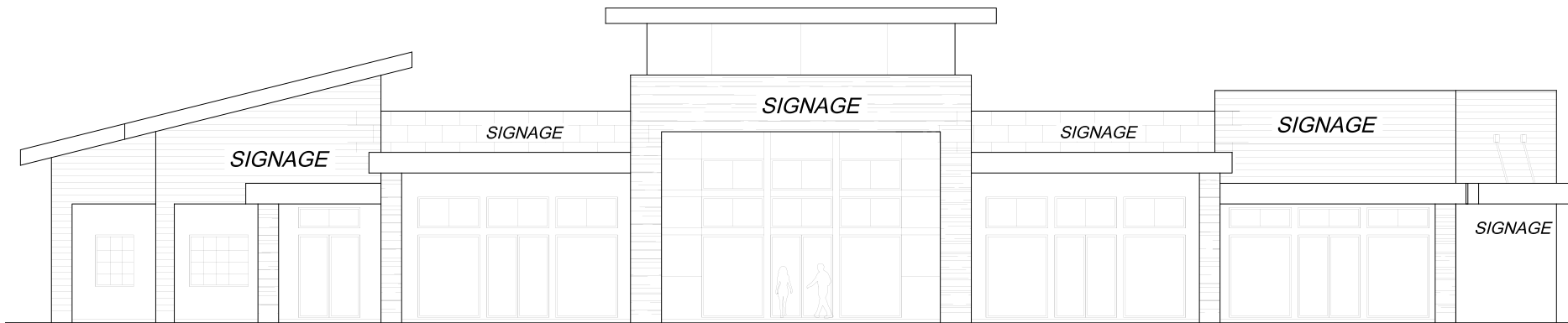
OR TEXT 71903 TO 39200

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SUMMARY



FLOOR PLAN

■ LEASED
□ AVAILABLE





PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	2,349	21,698	45,099
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	750	6,838	14,586
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,075	\$82,213	\$84,137

Traffic Counts

STREET	AADT
N Main St	29,000
I-15	20,827

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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2024 LIPSEY RANKING



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