



718 S. Main
Cedar City, UT 84720

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200
St George, Utah 84770
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Rick Lunt

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Property Summary

ADDRESS	718 S. Main Street Cedar City, UT 84720
BUILDING SIZE SQFT	Min Available 2,000± Up to 4,090±
TAX ID	B-1011-0016-0002
LOT SIZE ACRES	.36±
YEAR BUILT	1978

- Nicely finished Main St. Office
- Great signage and visibility
- Many newer upgrades
- Ample parking
- Sale or Lease

OFFERING TERMS

LEASE PRICE

\$.85/SF/MG

OFFERING TERMS

LISTING PRICE

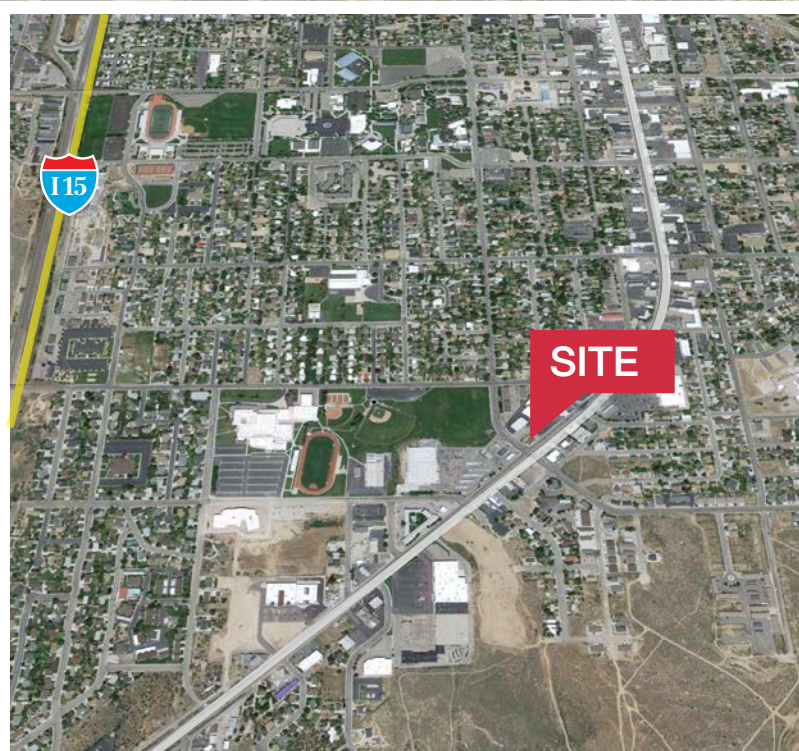
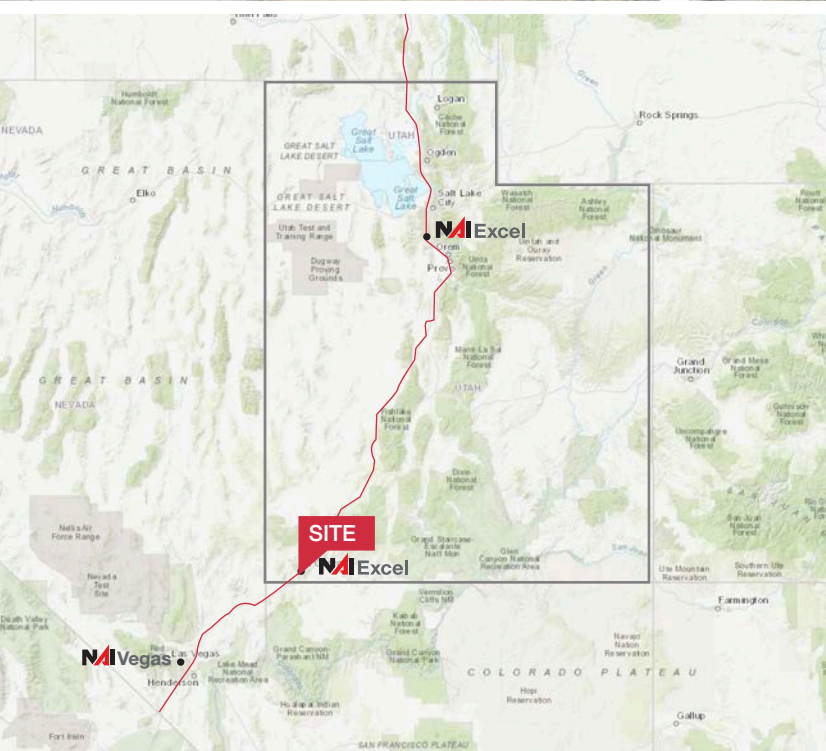
\$479,000

FOR MORE INFORMATION

<http://helloarti.com/view/35261>

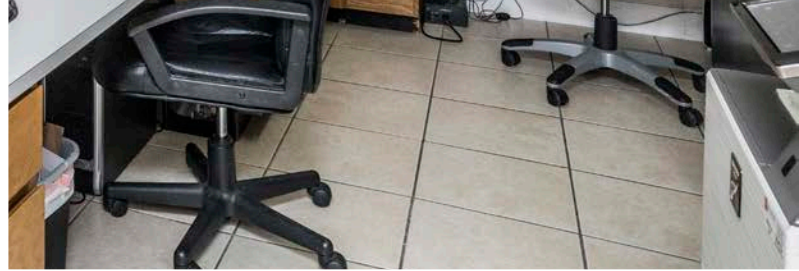
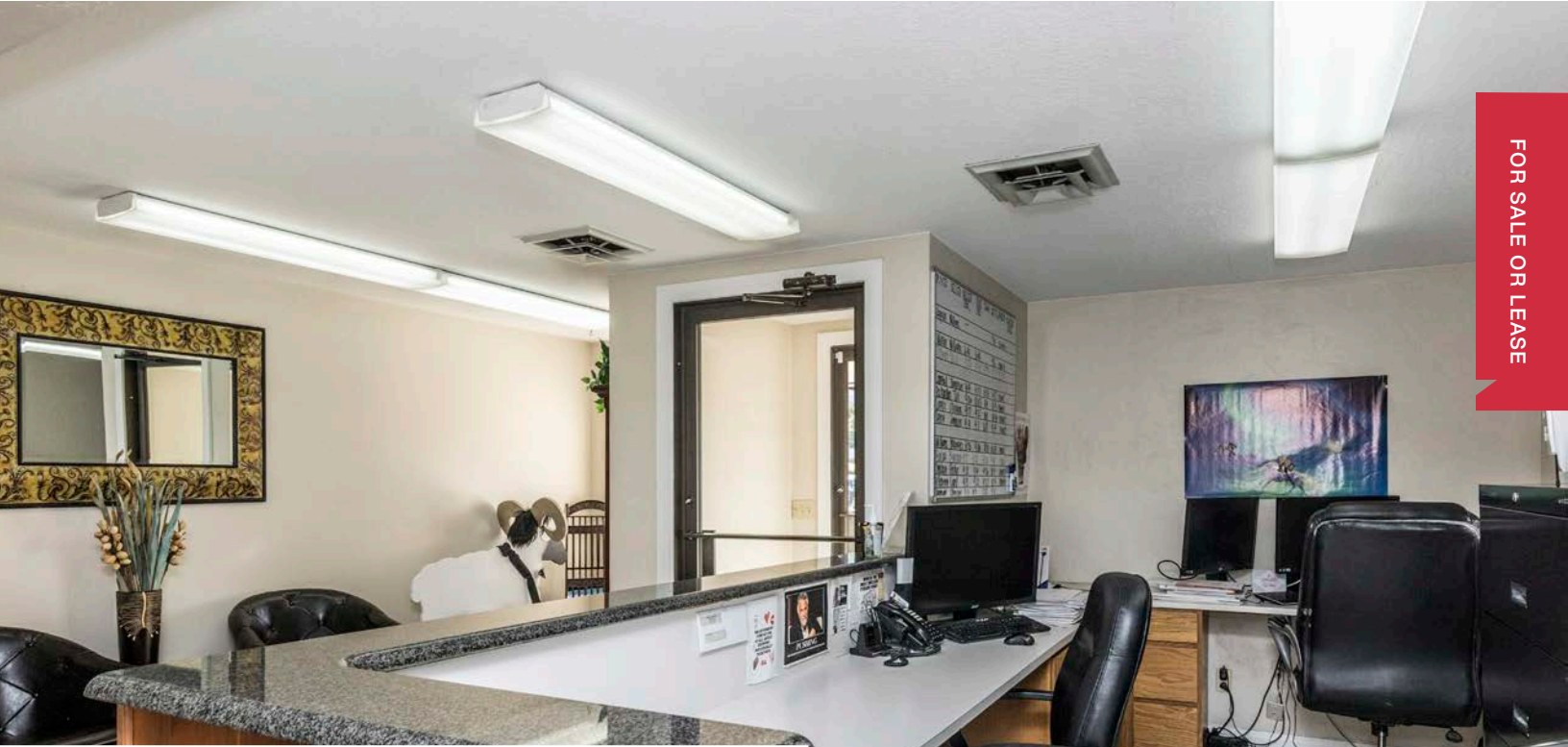
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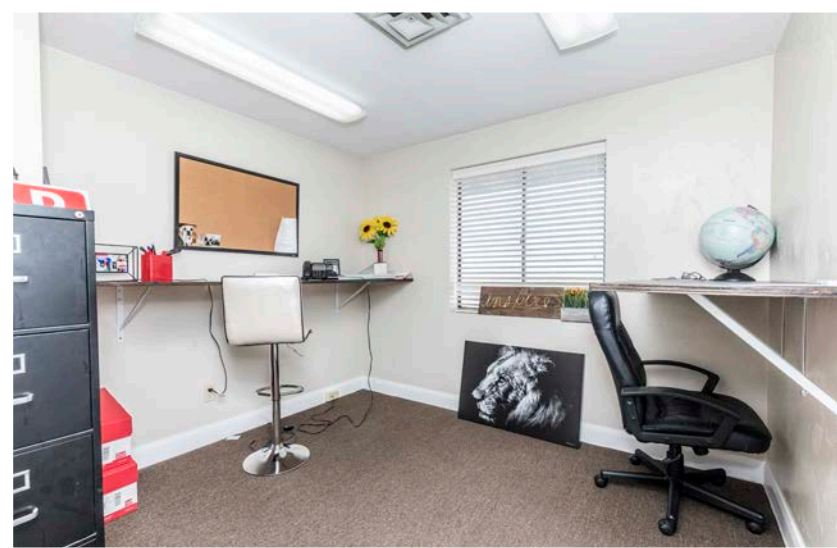














FOR SALE OR LEASE



Population/Economy

- Iron County — 155,602
- Cedar City — 16,159
- Median Income of \$45,213
- Cost of Living Index of 88
- Unemployment Rate of 4.4%
- Median house value of \$231,000

Average Snow Fall

- Cedar City — 49 inches
- Brian Head Ski Resort — 369 inch (31 miles away)

Festival City USA

- Utah Summer Games
- Frontier Homestead Folk Festival
- Utah Shakespeare Festival
- Wildflower Festival at Cedar Breaks National Monument
- Neil Simon Festival
- Utah Midsummer Renaissance Faire
- Great American Stampede
- Cedar Livestock and Heritage Festival
- Red Rock Film Festival

VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY AT naiexcel.com/research

Distance to Major Cities

	FROM CEDAR CITY
Salt Lake City, Utah	291 MILES
Las Vegas, Nevada	137 MILES
Los Angeles, California	405 MILES
San Diego, California	466 MILES
Denver, Colorado	618 MILES
Phoenix, Arizona	393 MILES

Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	58.1 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	77.3 MILES
Canyonlands National Park	776,218	435,908	417,560	295 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	157 MILES
Arches National Park	1,585,718	1,014,405	860,181	283 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	167 MILES



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