



ENOCH COMMERCIAL LOTS FOR SALE OR LEASE

4600 NORTH MINERSVILLE HIGHWAY, ENOCH, UT 84721



PROPERTY INFORMATION

- 6.76 Acres Total Available
- (3) Lots Starting Price of \$1,200,000
- Available for Lease: 1,374 SF - 10,850 SF
- Possible Uses Include: Restaurant, Office, Medical or Retail
- 3 Miles from Cedar City
- Close to Zion National Park and Bryce Canyon National Park
- Easy Access to I-15

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,319	7,900	28,000
Households	1,214	2,518	6,001
Avg. Household Income	\$75,226	\$69,531	\$73,580

TRAFFIC COUNTS

Minersville Hwy: 10,949 Annual Average Daily Traffic
 Old U Hwy 91: 25,966 Annual Average Daily Traffic

LEASE RATES: \$1.80 - \$2.25/SF NNN
SALE PRICE FOR ALL 3 LOTS: \$5,000,000

CONTACT

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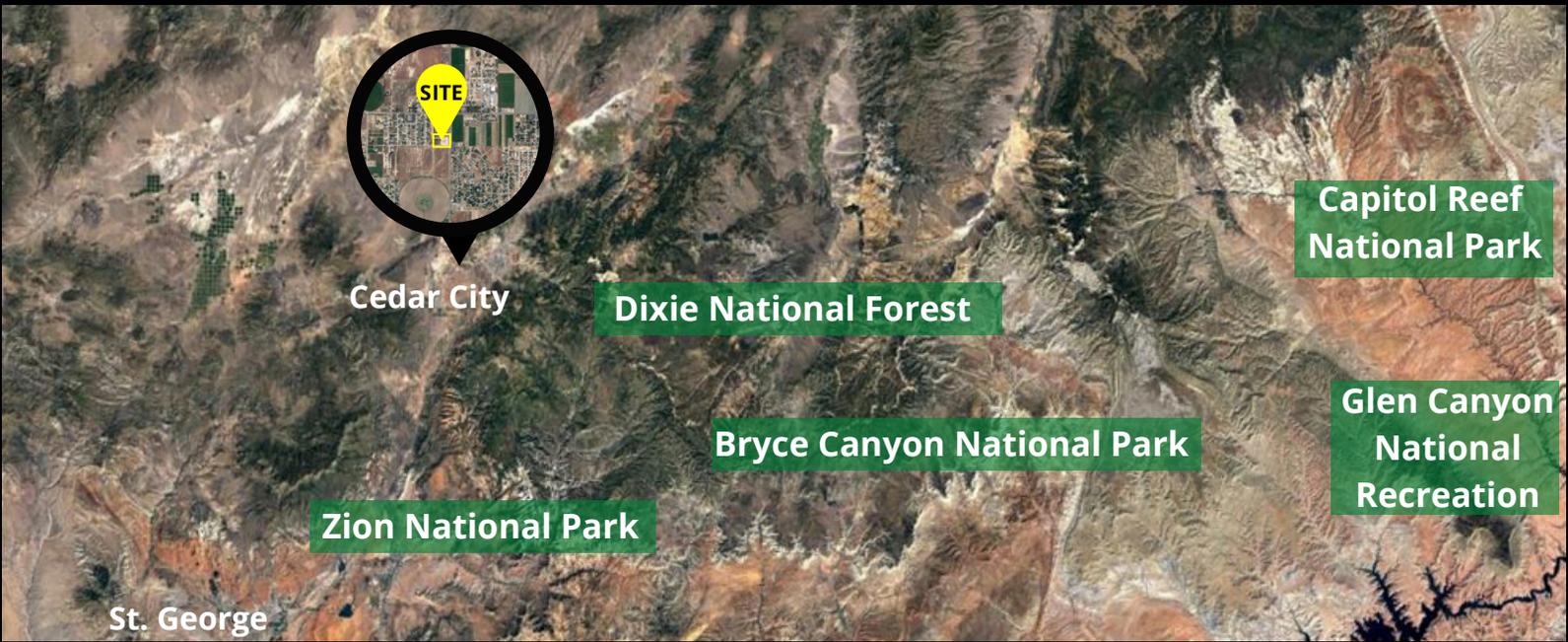
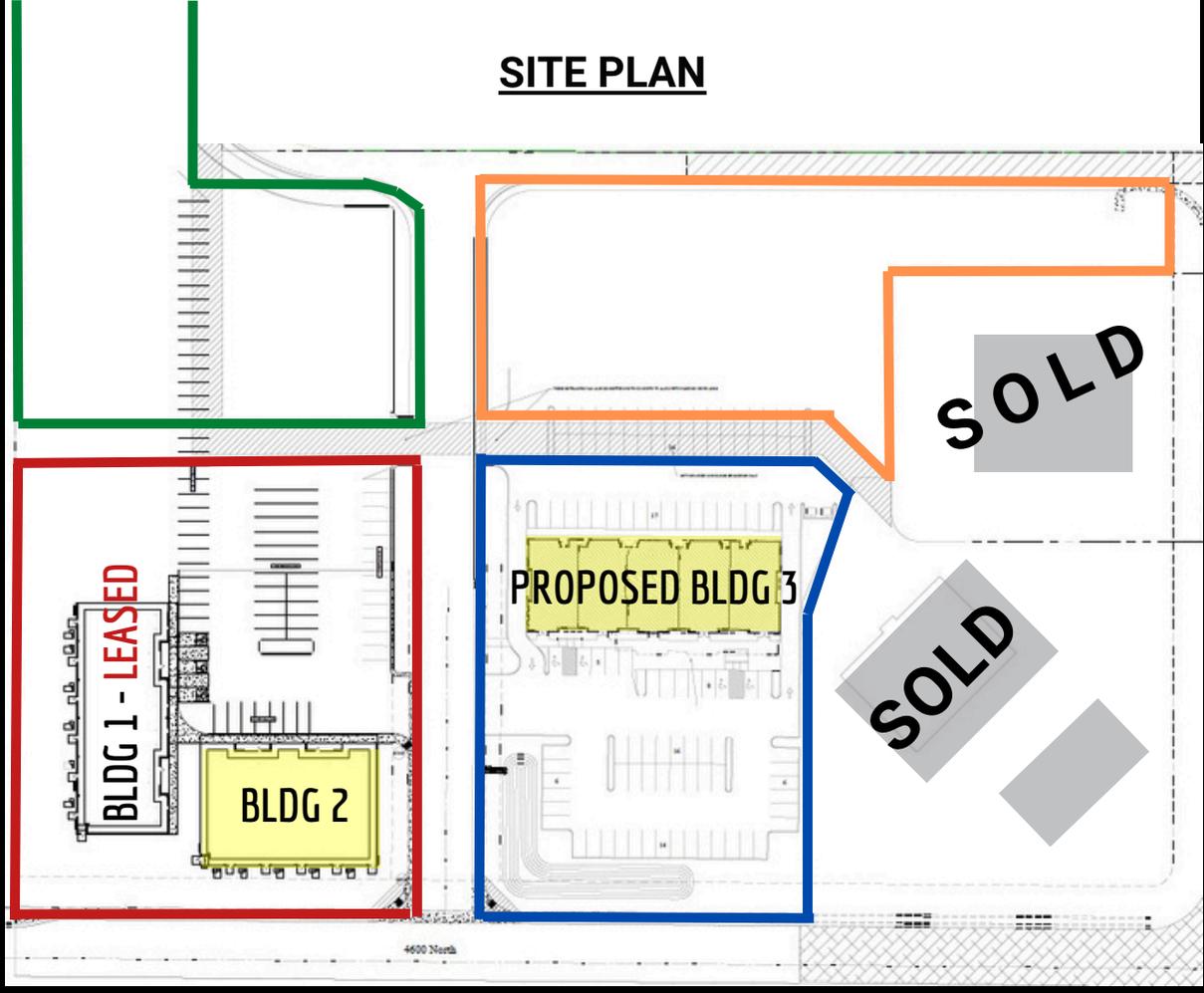
LOTS FOR SALE

LOT #	SIZE/PRICE
1	1.67 AC \$1,200,000
2	1.60 AC \$1,200,000
3	3.49 AC \$2,617,500

BUILDINGS FOR LEASE

LEASE RATE	
\$1.80/SF-\$2.25/SF NNN	
BLDG	SIZE
1	8,768 SF - Leased
2	1,374 SF - 9,600 SF
3	10,850 SF

SITE PLAN



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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