



## Property Highlights:



Contact Agent



CAP RATE:

5.25%

- 1,000+ Hospitals | Corporate Lease
- New Construction | 10-Year Term
- NNN Lease | 10% Rent Increases
- Access from Main St. (21k ADT) | 1 Mile from I-15 (144.2k ADT)
- National Co-Tenants | Kohl's, Wal-Mart, Hobby Lobby & PetSmart

## Demographics:

### Radius

2029 Population

2024 Population

### Drive Time

2029 Population

2024 Population

### 1-Mile

11,733

11,744

### 5-Minute

56,871

54,330

### 3-Mile

102,609

98,322

### 10-Minute

167,829

159,625

### 5-Mile

202,036

192,616

### 15-Minute

283,345

271,111



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OFFERING  
MEMORANDUM**

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