

Ephraim Retail

700 South Main St.
Ephraim, UT 84627



RETAIL | FOR LEASE

This multi-use development in Ephraim, UT, is part of a 240-acre master-planned community, featuring a new Intermountain Health hospital under construction next door.

PROPERTY INFORMATION

- > \$38 - \$50 PSF NNN
- > **Building 1** - 1,200 SF - 6,000 SF, (2) drive-thrus
- > **Building 2** - 1,200 SF - 6,000 SF, (2) drive-thrus
- > **Building 3** - 2,400 SF Drive-thru restaurant
- > New connecting intersection to Ephraim Canyon
- > Located on Hwy 89 in the hub of Sanpete County
- > Largest city in the county
- > Snow College enrollment is approx 6,000 students

TRADE AREA - DEMOGRAPHICS

| | EPHRAIM | SANPETE COUNTY |
|-------------------|----------|----------------|
| POPULATION | | |
| 2025 EST | 6,022 | 29,507 |
| 2030 PROJ | 6,494 | 31,304 |
| HOUSEHOLDS | | |
| 2025 EST | 1,787 | 8,997 |
| 2030 PROJ | 1,997 | 9,823 |
| INCOME | | |
| 2025 AVG | \$81,342 | \$86,129 |
| 2025 MED | \$73,566 | \$68,065 |

Source: ESRI 2025

EPHRAIM CROSSING

A better place to work and live

- > More than 700 households are being created in Ephraim Crossing development in 3 single-family communities, 3 town home communities and an apartment development.
- > Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year.
- > Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
- > IHC has purchased 35 acres on the south end of town for a trauma center hospital with life flight. **Under Construction**
- > Ephraim Canyon has access to the Arapeen ATV trail and other outdoor recreation activities.

