

FOR SALE

# THE EAGLES



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

### TROY SCHEEL

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### SCOTT SPRUNT

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## PROPERTY DETAILS

495 EAST 800 NORTH, HURRICANE, UT 84737

- For sale
- Purchase price: \$1,100,000
- 5,360 SF available
- Two (2) private office spaces
- Kitchen area
- Acres: 0.35
- Location is along busy SR-9 with easy access to parking lot
- Pylon sign ready for use

## 2023 DEMOS



### EST. POPULATION

1 MILE » 4,151  
3 MILE » 15,051  
5 MILE » 21,174



### EST. HOUSEHOLDS

1 MILE » 1,312  
3 MILE » 5,133  
5 MILE » 7,601



### EST. MEDIAN HH INCOME

1 MILE » \$52,690  
3 MILE » \$68,695  
5 MILE » \$70,516

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335 East St. George Blvd, Suite 202  
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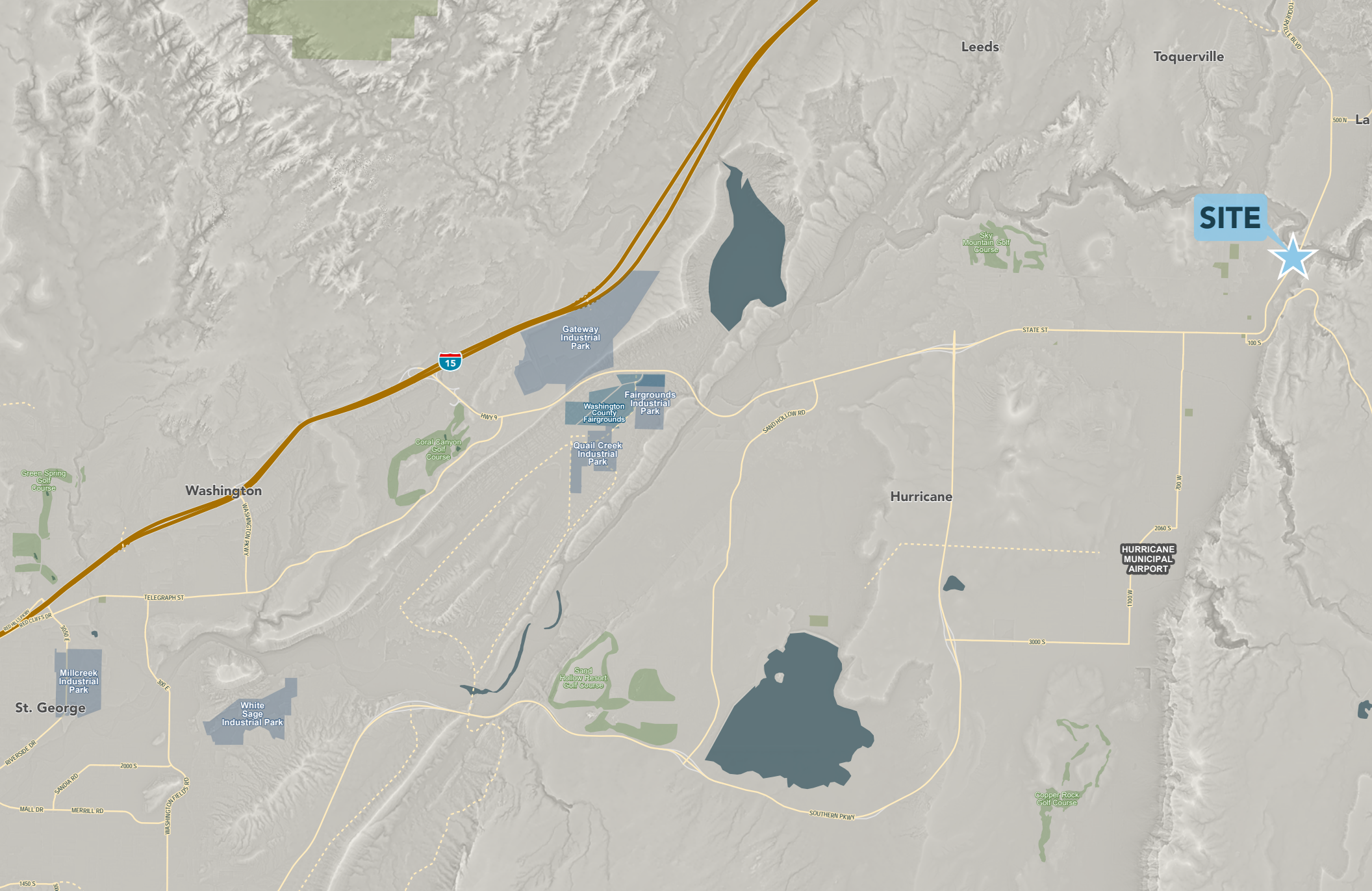
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