



# FOR LEASE

1555 Regency Rd,  
Cedar City, UT 84720

**± 3,114 SF Freestanding  
Retail with Drive-Thru**



## Property Specs

LEASE RATE	<b>\$3.00/SF/NNN</b>
TOTAL AVAILABLE	<b>± 3,114 SF</b>
LOT SIZE	<b>± 0.70 Ac</b>
YEAR BUILT/REMODELED	<b>1998/2021</b>
TYPE	<b>Retail   Free Standing</b>
ZONING	<b>CC</b>

- Complete remodel finished in 2021.
- Turnkey Drive-thru Restaurant.
- Regional or National Franchise is preferred.
- This is the perfect opportunity in a growing city with a booming restaurant market.
- This location includes equipment, and all FF&E.
- Location is a free-standing building.
- High traffic counts and visibility.
- I-15 visibility.



OR TEXT 23455 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS









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**SOUTHERN  
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UNIVERSITY**

**THUNDERBIRD WY**

# CEDAR CITY HIGH SCHOOL

## SITE

## THE HILLS LAKE

**CROSS HOLLOW RD**

Great Clips

Applebee's

SUBWAY

Quick Quack

CAR WASH

Desert Industries

Tires LES SCHWAB

Costa Vida

Walmart

verizon

RBC

Jack

In the Box

THE HOME DEPOT

Dont Drive Dirty.com

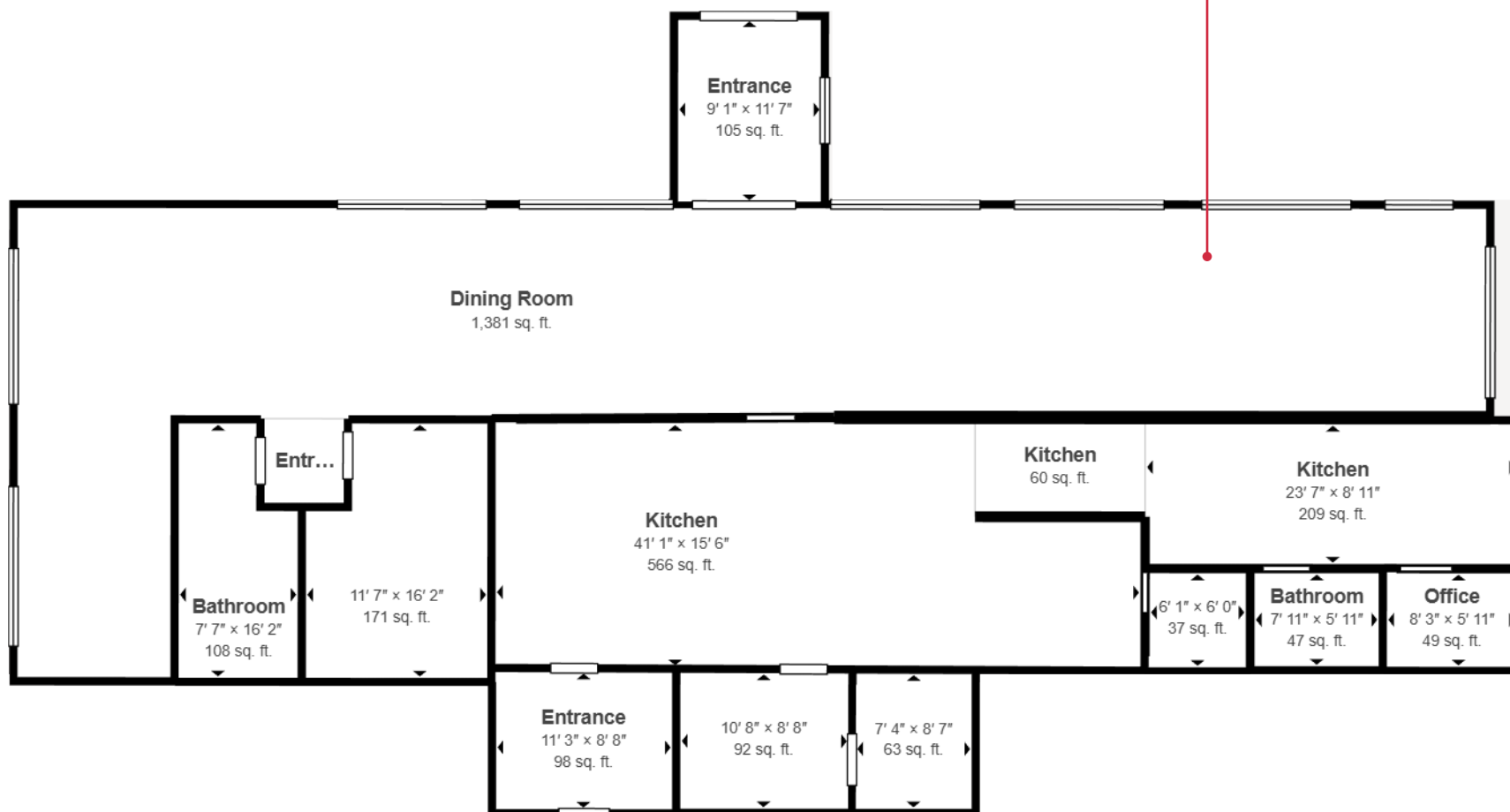
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,341	28,389	43,376
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,577	9,750	14,459
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,987	\$91,266	\$93,256

## Traffic Counts

STREET	AADT
Main Street	14,688
Cross Hollow Road	36,579

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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