

## PROPERTY INFORMATION

- 7.9 Acres Total Available
- (6) Proposed Lots, Starting Price of \$185,000
- 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

**LEASE RATES: \$1.80 - \$2.25/SF NNN**

**SALE PRICE FOR ALL 6 LOTS: \$3,600,000.00**

## 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

**CONTACT**

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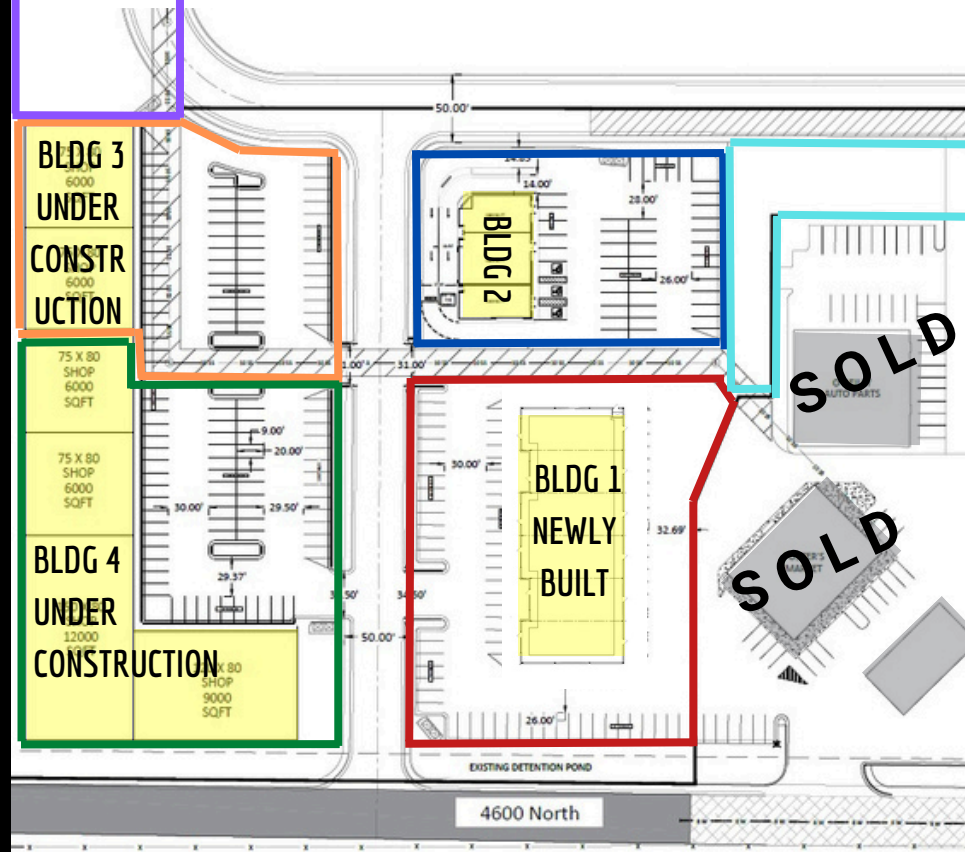
## PROPOSED LOTS FOR SALE

LOT #	SIZE	PRICE
<b>1</b>	<b>1.49 AC</b>	<b>\$649,000</b>
<b>2</b>	<b>0.82 AC</b>	<b>\$357,000</b>
<b>3</b>	<b>0.97 AC</b>	<b>\$422,000</b>
<b>4</b>	<b>1.85 AC</b>	<b>\$990,000</b>
<b>5</b>	<b>0.41 AC</b>	<b>\$185,000</b>
<b>6</b>	<b>2.36 AC</b>	<b>\$1,100,000</b>

## PROPOSED BUILDINGS FOR LEASE

BLDG	SIZE	LEASE RATE
1	1,374 SF - 8,728 SF	\$1.80 - \$2.25 NNN
2	1,243 SF - 4,487 SF	\$1.80 - \$2.25 NNN
3	6,000 SF - 12,000 SF	\$1.80 - \$2.25 NNN
4	6,000 SF - 33,000 SF	\$1.80 - \$2.25 NNN

## SITE PLAN



Cedar City

Dixie National Forest

Capitol Reef National Park

Bryce Canyon National Park

Glen Canyon National Recreation

Zion National Park

St. George

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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