

RETAIL FOR LEASE

THE SHOPPES AT CANYON GATE

948 West 1150 South | Brigham City, Utah 84302

QUIETLY MARKETING
DO NOT DISTURB TENANT!

SITE



Property Highlights

- Dirty Dough Cookies Space
- 1,200 SF For Lease
- Lease Rate: \$34 PSF
NNNs - \$5.50 PSF
- Shadow Anchored by Walmart

TANNER OLSON

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PARTNER **XTEAM**
RETAIL ADVISORS

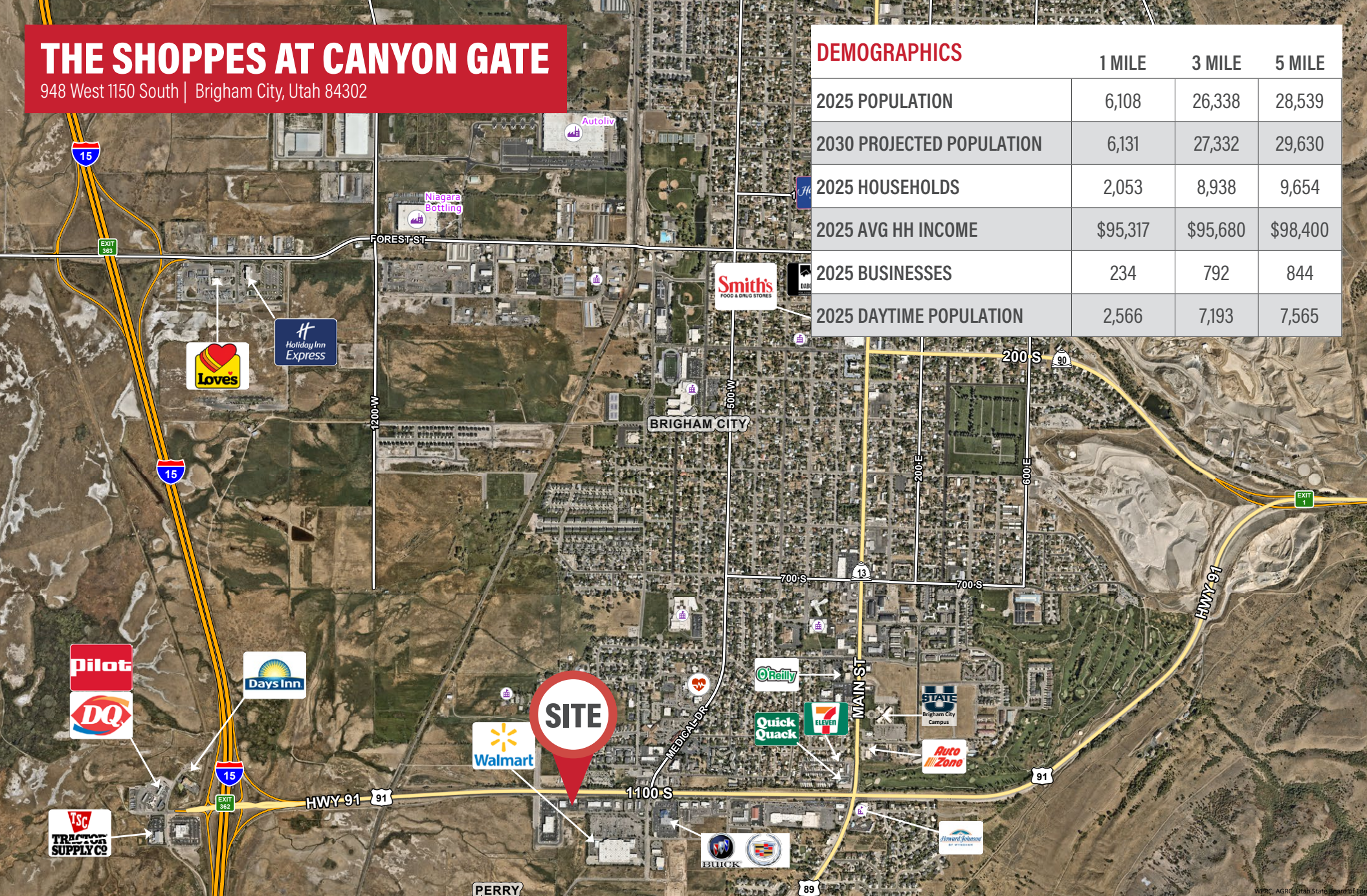


LEGEND
COMMERCIAL

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	6,108	26,338	28,539
2030 PROJECTED POPULATION	6,131	27,332	29,630
2025 HOUSEHOLDS	2,053	8,938	9,654
2025 AVG HH INCOME	\$95,317	\$95,680	\$98,400
2025 BUSINESSES	234	792	844
2025 DAYTIME POPULATION	2,566	7,193	7,565

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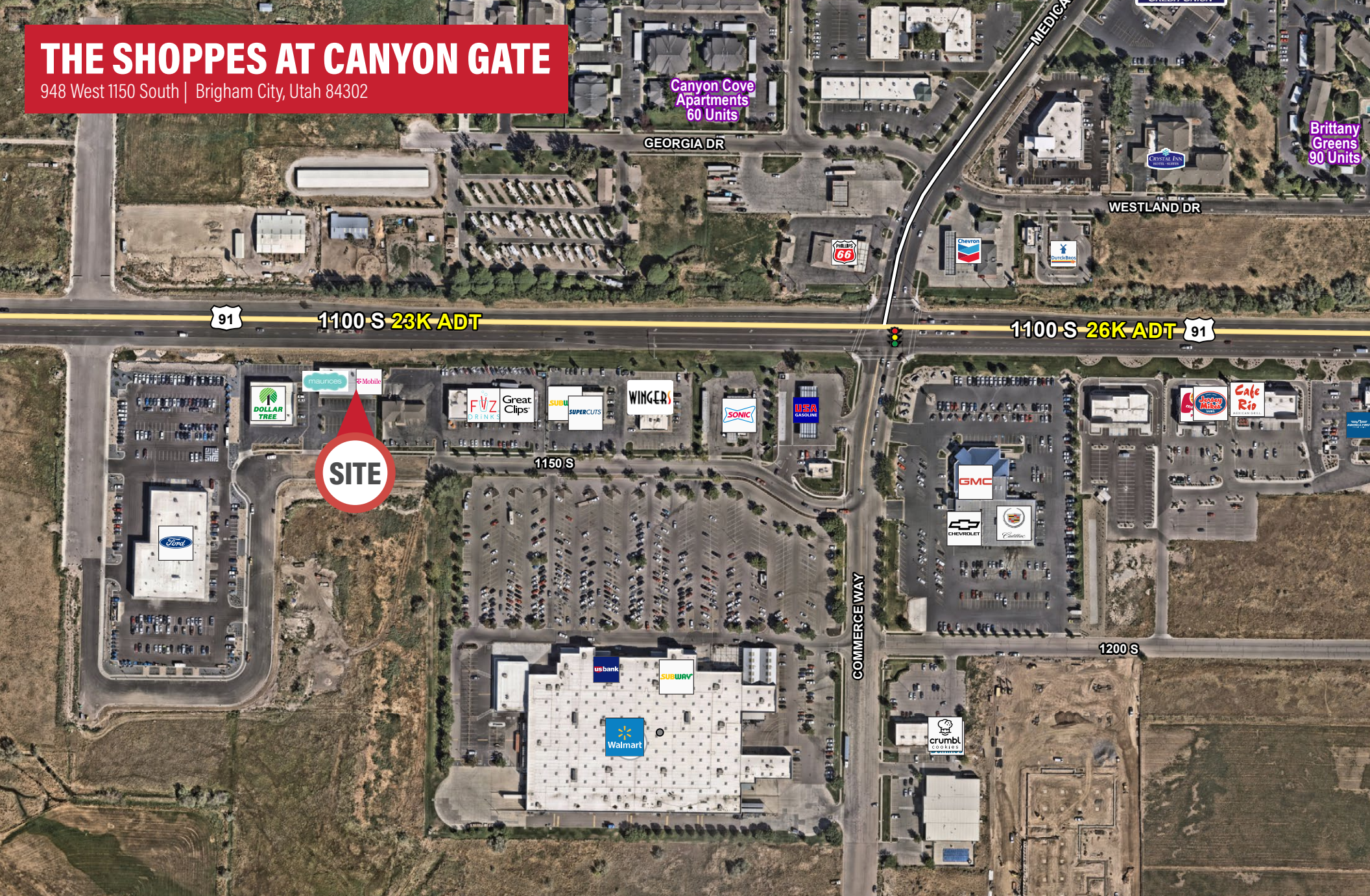
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