

# Providence Retail Pads

1111 S Highway 165 | Providence, UT

**FOR SALE/LEASE**



## PROPERTY HIGHLIGHTS

- Highway 89 22,365 AADT
- Pad A - 0.81 Acres
- Pad B - 0.83 Acres
- Pad C - 1.20 Acres
- Pad D - 0.87 Acres
- Pad E - 1.70 Acres
- Pad F - 1.39 Acres

**PURCHASE PRICE:**  
\$26/SF - \$28/SF

**LEASE RATE:**  
\$110,000 - \$135,000/YEAR



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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2023	2,332	18,390	27,868
Population			
2023	6,397	55,989	84,980
Income			
2023	\$66,851.85	\$69,780.48	\$68,255.97



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