

# FOR LEASE

633 S Main St  
Cedar City, UT 84720

- High-traffic area
- Close interchange of I-15
- Big box available

**± 50,959 SF | RETAIL**



## Property Specs

### For Lease

LEASE PRICE	<b>\$15/SF/NNN</b>
AVAILABLE SF	<b>± 50,959 SF</b>
LOT SIZE   ACRES	<b>5.81</b>
YEAR BUILT	<b>1996</b>
TAX ID	<b>B-1004-0001-0000</b>

- Big Box Available
- Pad Site available
- Available late Summer 2027



OR TEXT 23474 TO 39200

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

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# SUMMARY





PHOTOS

**RETAIL**  
TYPE

**± 50,959**  
SF AVAILABLE





# AREA MAP



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





# DEMOGRAPHICS

## POPULATION

2024 Population

1-mile

9,258

3-mile

27,351

5-mile

43,326

## HOUSEHOLDS

2024 Households

1-mile

3,344

3-mile

9,502

5-mile

14,502

## INCOME

2024 Average HH Income

1-mile

\$82,963

3-mile

\$82,263

5-mile

\$86,417

## Traffic Counts

### STREET

S Main St

I-15

### AADT

16,235

31,000

# 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.

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## Summary Documents

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## No Obligation

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