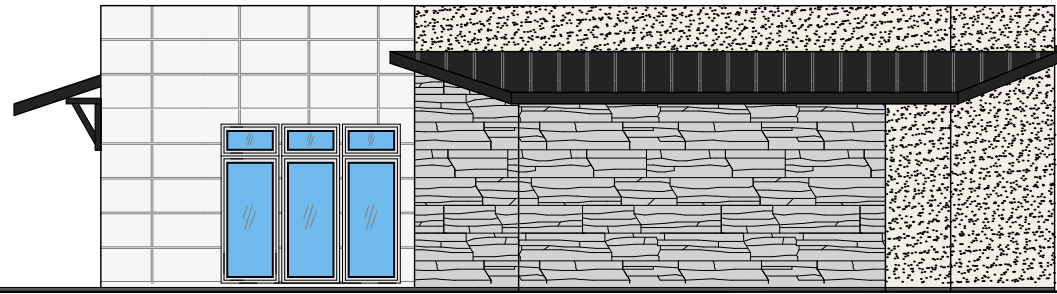
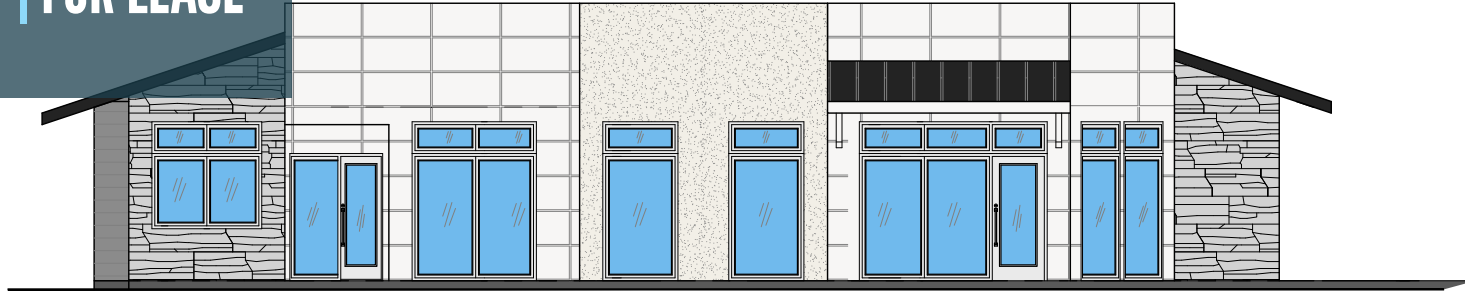


ZIONS HUB DRIVE-THRU

FOR LEASE



PROPERTY DETAILS

SWC STATE STREET & 300 EAST, HURRICANE, UT 84737

- 1,651 SF Drive-Thru and 1,602 SF End Cap Available
- Planned Delivery Q1 2025
- Grease Trap Installed
- Great Frontage on State Street and 500 North
- Signalized Intersection
- TI Package Available
- Call For Pricing

2024 DEMOS

EST. POPULATION

1 MILE » 4,086
3 MILE » 15,982
5 MILE » 21,290

EST. HOUSEHOLDS

1 MILE » 1,338
3 MILE » 5,469
5 MILE » 7,499

EST. AVERAGE HH INCOME

1 MILE » \$81,024
3 MILE » \$96,478
5 MILE » \$100,754



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TROY SCHEEL

tscheel@mwcre.com
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KELLY SHIOTANI

kshiotani@mwcre.com
direct 801.456.8855
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SCOTT SPRUNT

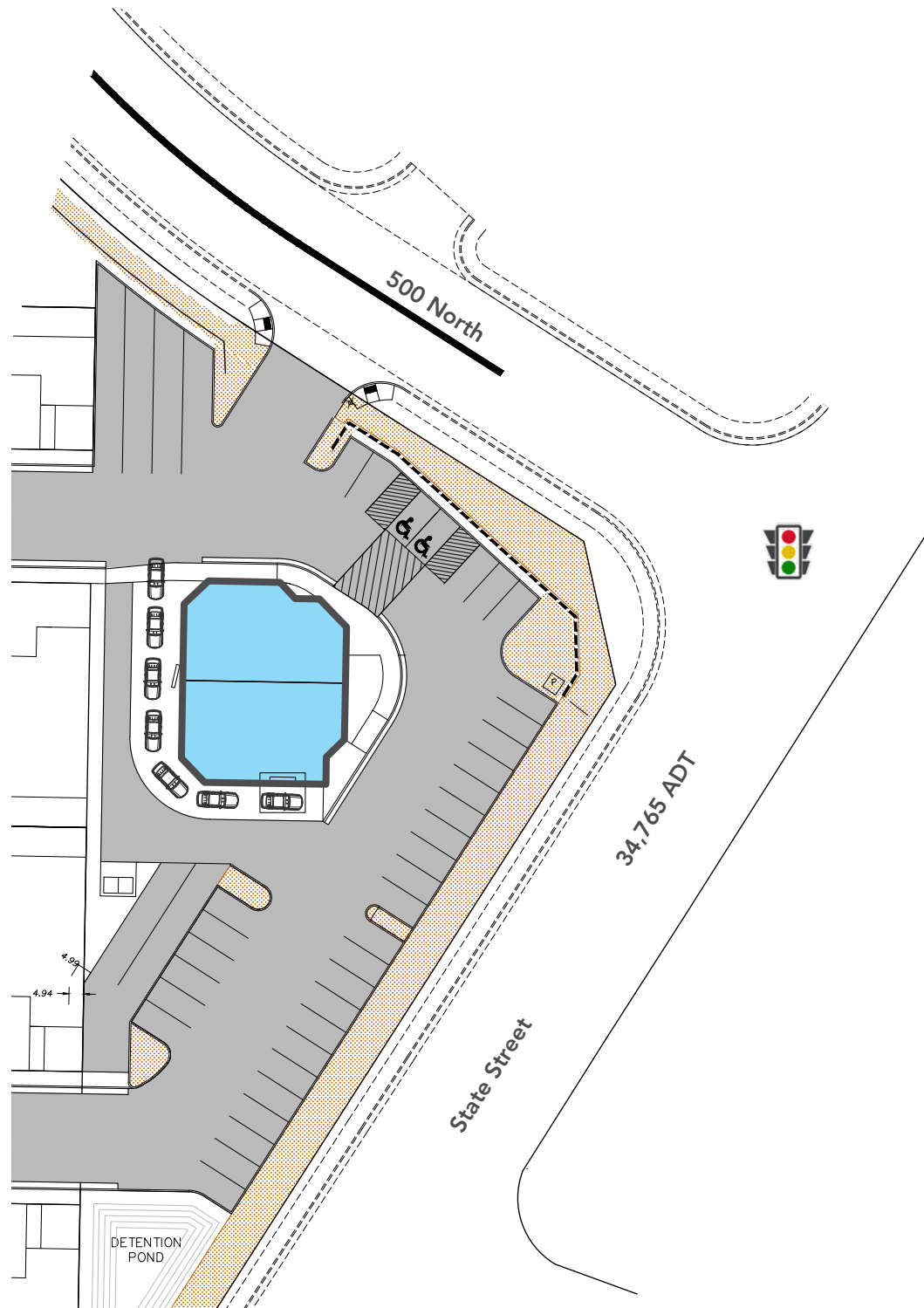
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ZIONS HUB DRIVE-THRU

SITE PLAN



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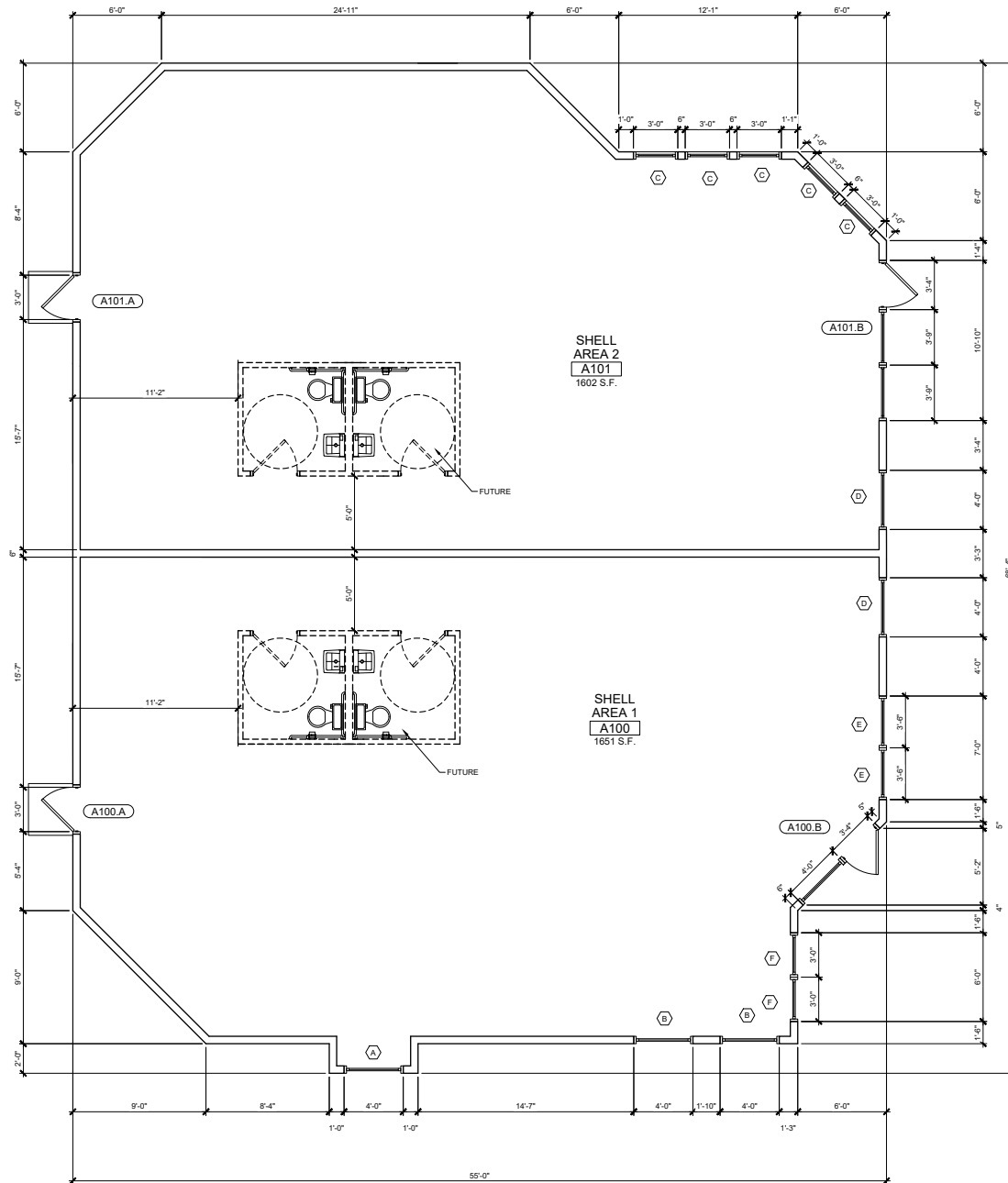
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FLOOR PLAN

ZIONS HUB DRIVE-THRU



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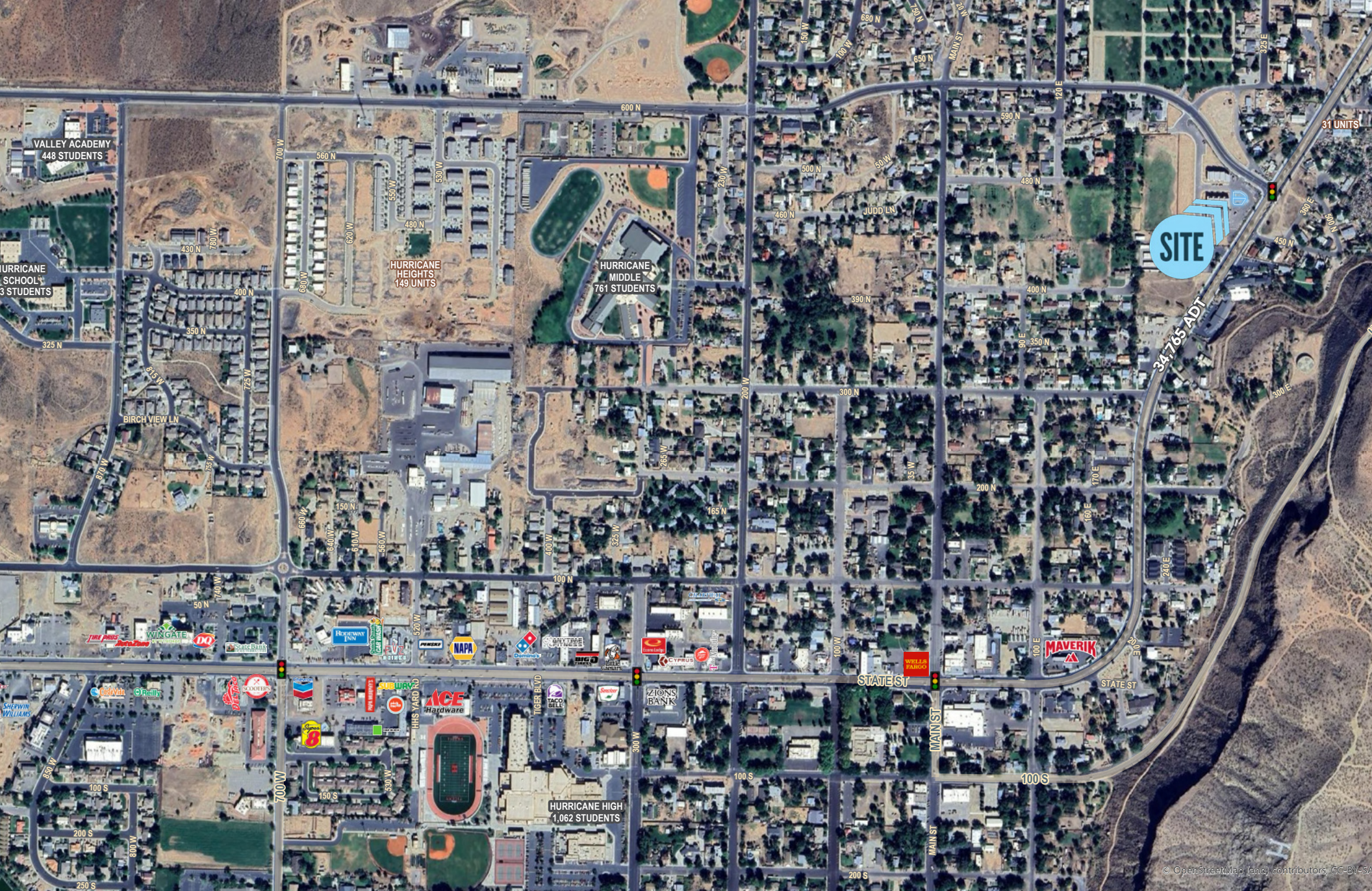
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SITE

34,765 ADT



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.