

# FOR SALE, LEASE OR BTS

## CORAL JUNCTION RETAIL/OFFICE

Foothills Canyon Dr & Coral Canyon Blvd | Hurricane, Utah 84737

**43**  
MILES  
DRIVING  
DISTANCE  
FROM SITE

LIQUOR STORE

**THE RUSH**  
FUNPLEX  
OPENS  
March/April  
2026

**TEXACO**

Hurricane Valley  
Fire District

**ZION**  
HARLEY-DAVIDSON

**KORAL**  
KAFE

**H**  
Holiday Inn  
Express

UNDER  
CONTRACT  
**STAY**  
AMERICA

### Property Highlights

- Retail Pads & Office Available
- Anchored by Rush Funplex & Hotel
- Easy Access to/from Interstate 15
- Major Intersection Leading to Zion National Park
- 369 Residential Units Planned Nearby
- Call Agents For Pricing

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**D** **DIVERSIFIED**  
PARTNERS

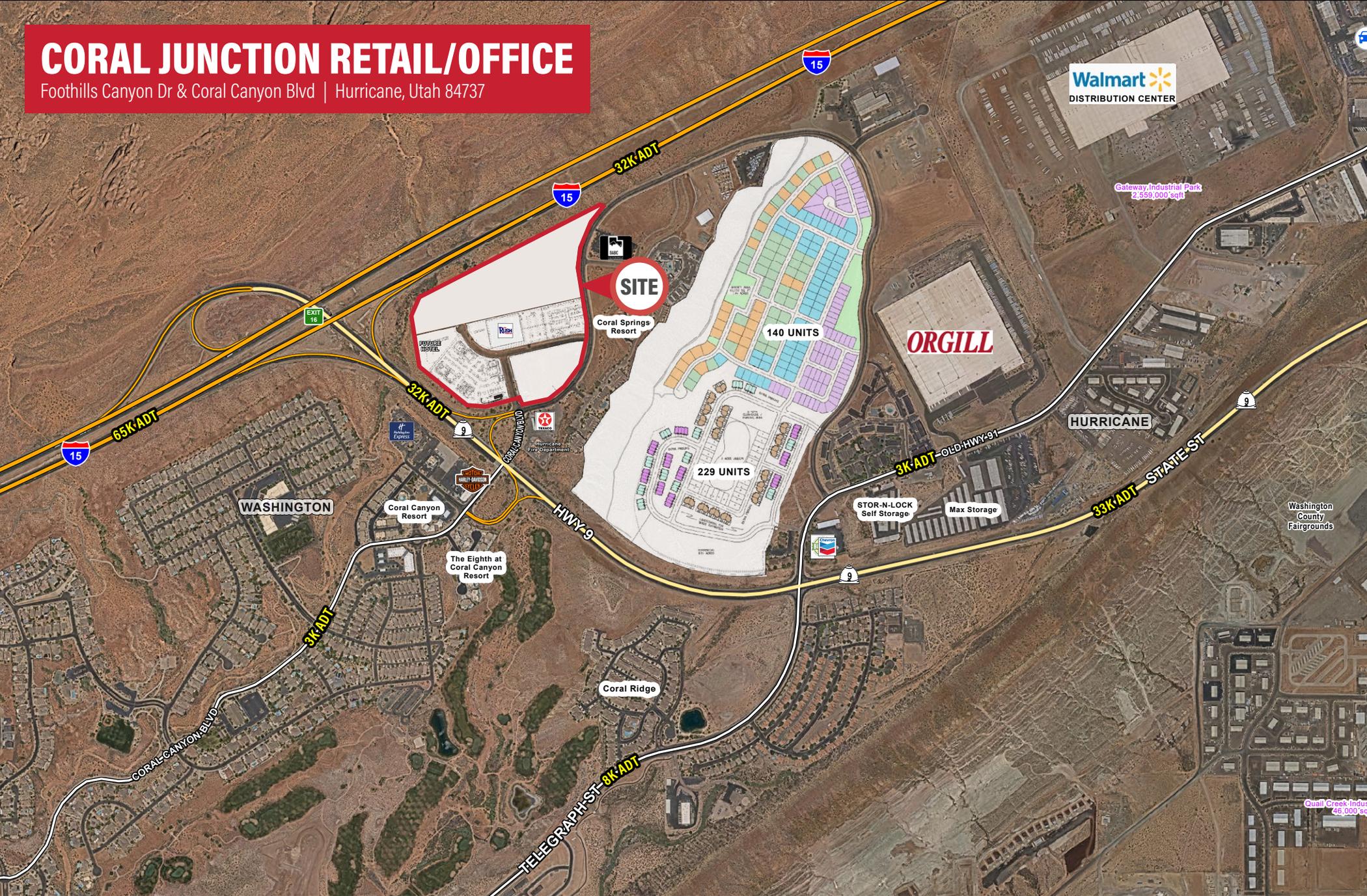
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PARTNER **XTEAM**  
RETAIL ADVISORS

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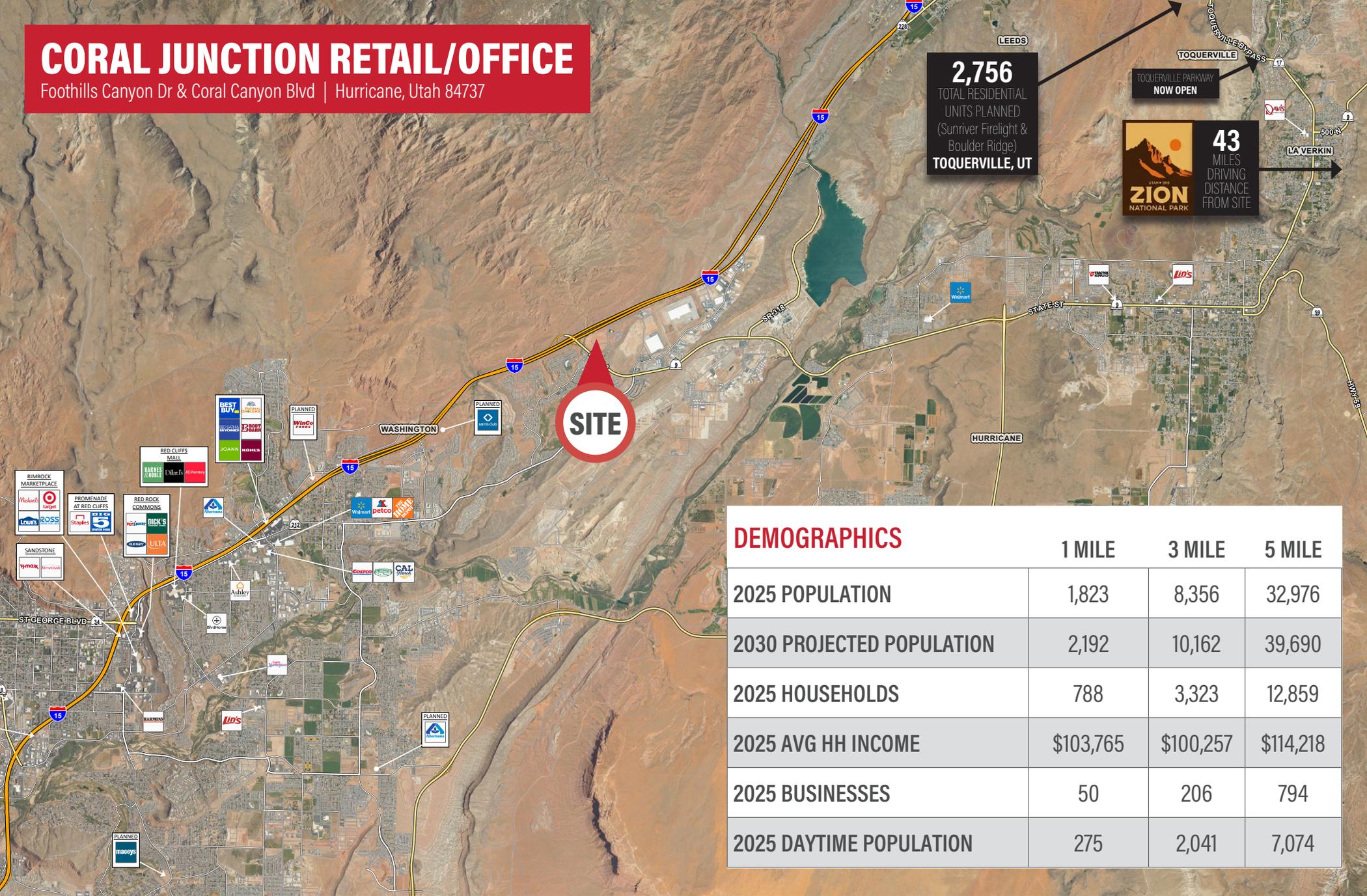


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,823	8,356	32,976
2030 PROJECTED POPULATION	2,192	10,162	39,690
2025 HOUSEHOLDS	788	3,323	12,859
2025 AVG HH INCOME	\$103,765	\$100,257	\$114,218
2025 BUSINESSES	50	206	794
2025 DAYTIME POPULATION	275	2,041	7,074

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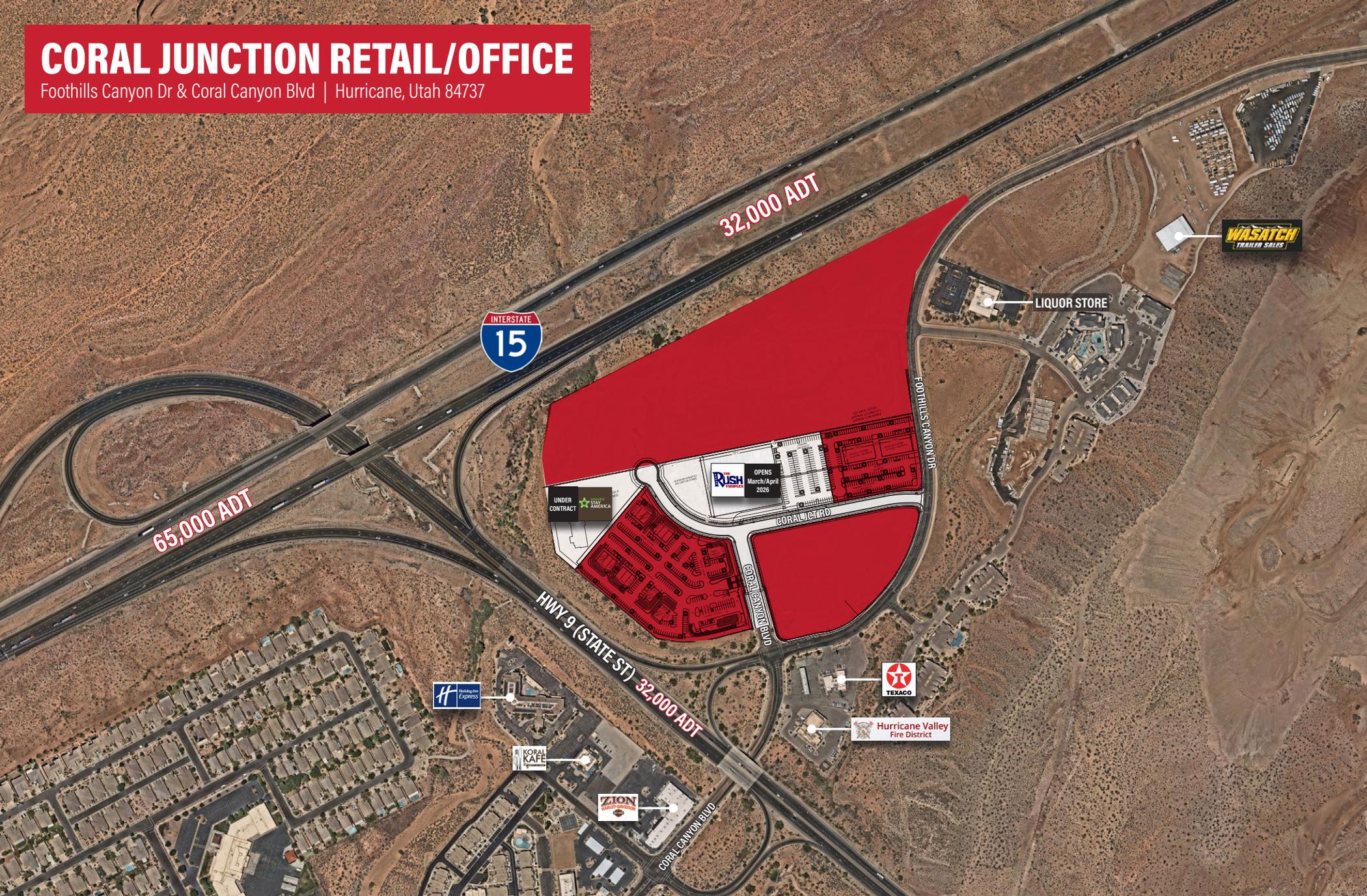


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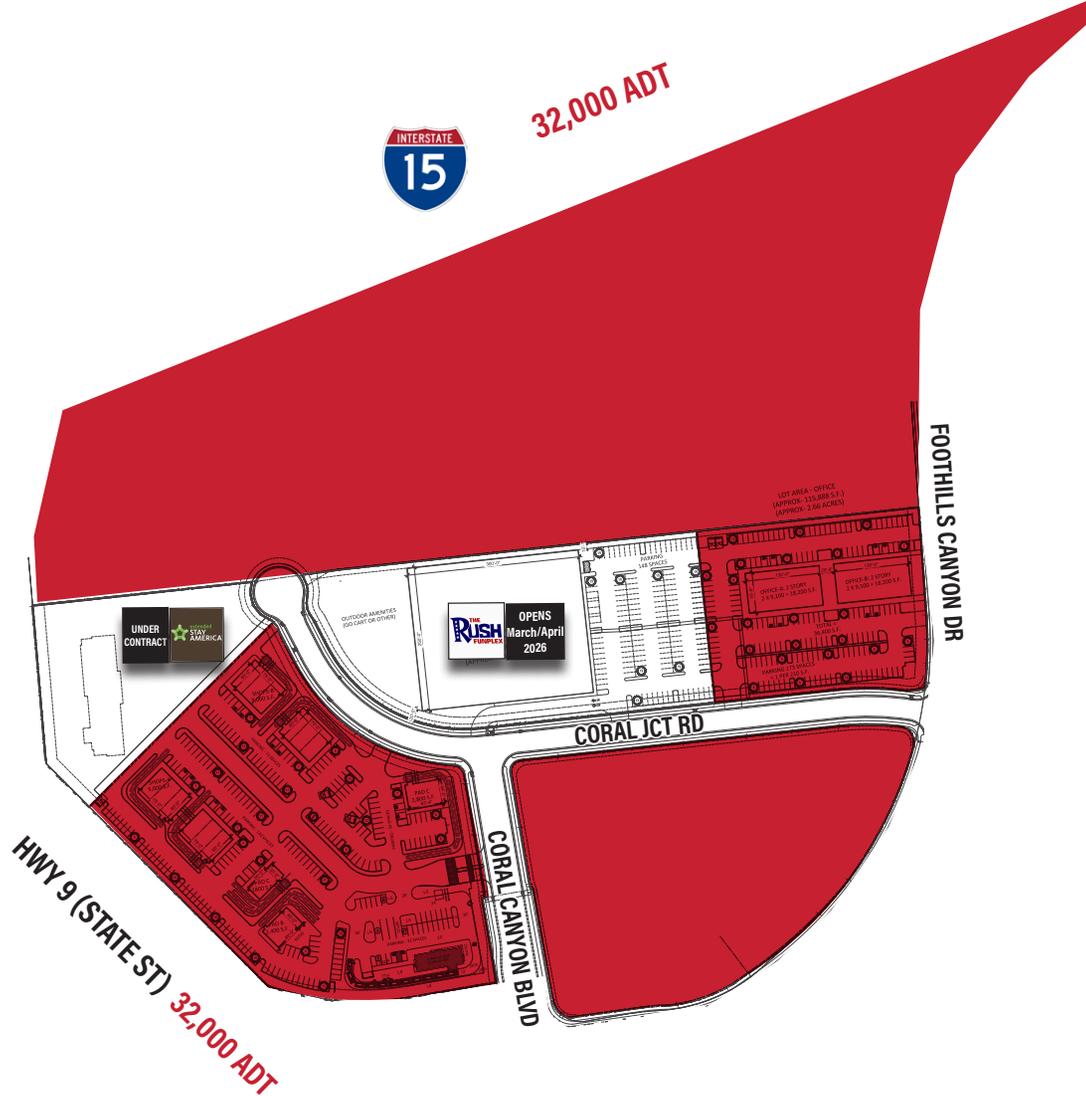


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