FOR LEASE

1141 W State St #13
Hurricane, UT 84737

±1,841 SF | ANCHORLESS/RETAIL

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASE RATE	**$1.65/SF NNN**
CAM RATE	**$273.50/mo**
TAX RATE	**$232.42/mo**
TOTAL SF	±1,841 SF
ZONING	Highway Commercial
TYPE	Anchorless/Retail
YEAR BUILT	2000
TAX ID	H-GCP-1-13

- Retail Condo at Grand Circle Plaza on State Street in Hurricane, UT
- End Cap Retail Space for Lease
- Located Downtown with easy access and ample parking

FOR MORE INFO CLICK HERE

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

PHOTOS

PHOTOS



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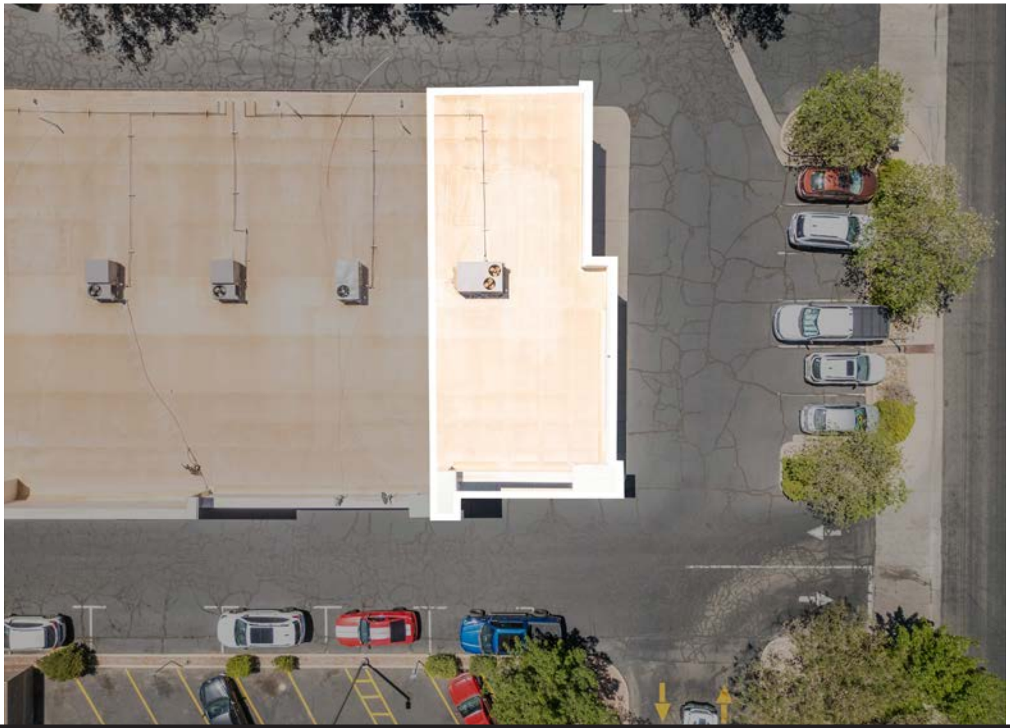
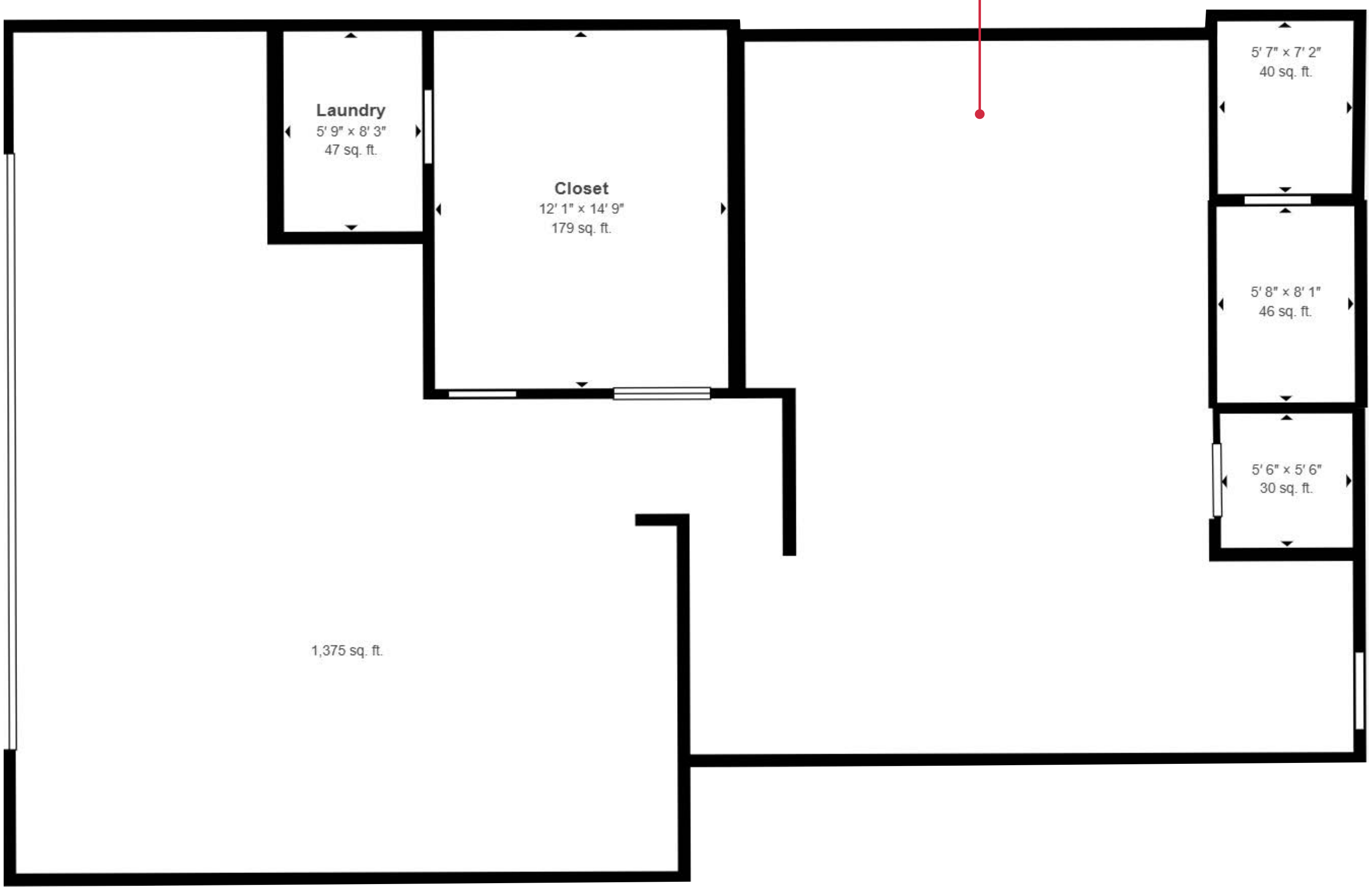


FLOOR PLAN

CLICK HERE
FOR A 3D TOUR



AREA MAP

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

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	5,819	18,165	28,474
HOUSEHOLDS	**1-mile**	**3-mile**	**5-mile**
2025 Households	1,899	6,401	10,256
INCOME	**1-mile**	**3-mile**	**5-mile**
2025 Average HH Income	$109,339	$97,989	$95,842

Traffic Counts

STREET	AADT
State Street	41,335

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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