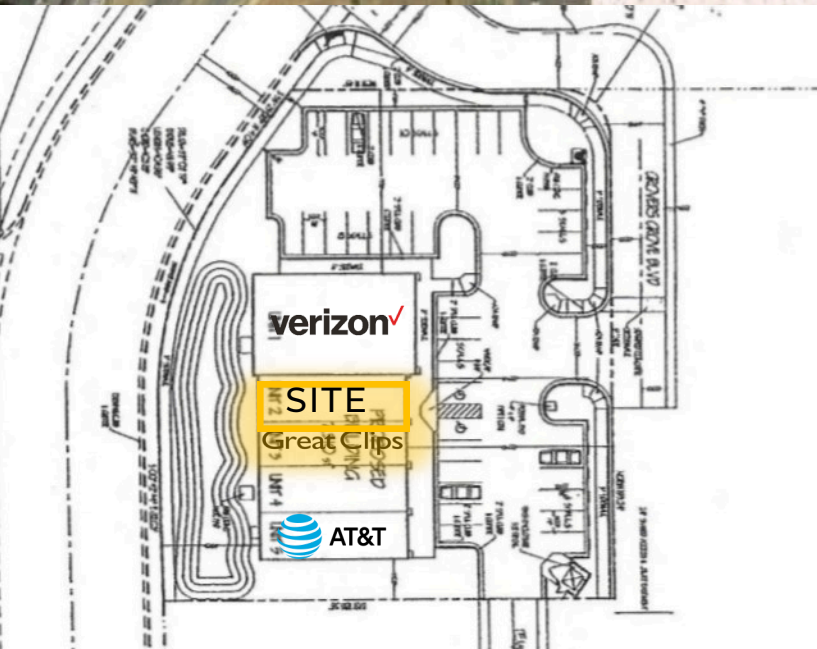


# RETAIL SPACE NEXT TO WALMART

LEASE RATE: \$25/SqFt

## MEMORANDUM



### PROPERTY INFORMATION

- Excellent Neighbors: Verizon, Crumbl, Great Clips, Costa Vida, Walmart, KFC, and AT&T
  - Prime Property Location Near I-15 and Walmart
  - 1000 Sq Ft Available
  - CAM (NNN) Fees \$5/Sq Ft
  - TI Allowance May Be Available
  - Excellent Space for Retail or Restaurant
  - Advertising Space on Two Sides of Building
- Business & Equipment Available

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 or 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.



Todd Gubler  
801.494.9911  
todd@toddgubler.com

Ryan Ashworth  
801.895.4461  
rashworth@gutahrealestate.com



RETAIL SPACE NEAR PAYSON WALMART  
902 S Growers Grove Blvd Payson, UT

LEASE PRICE:  
**\$25/SqFt**

## MEMORANDUM



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 or 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.



Todd Gubler  
801.494.9911  
todd@toddgubler.com

Ryan Ashworth  
801.895.4461  
rashworth@gutahrealestate.com