



FOR LEASE

1215 East Snow Canyon Pkwy
Suite 401
Ivins, UT 84738

± 1,250 SF | RETAIL

Property Specs

| | |
|----------------|-------------------------------------|
| SUBLEASE PRICE | \$4,375/mo + NNN |
| AVAILABLE SF | 1,250 SF Retail |
| TAX ID | I-6-1-33-331 |
| TYPE | Retail Neighborhood Center |
| YEAR BUILT | 2022 |
| ZONING | RC |

- Sub-lease
- FF&E negotiable
- Great signage and exposure
- Drive-thru
- Flexible terms
- Entrance to Snow Canyon State Park



OR TEXT 23251 TO 39200

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

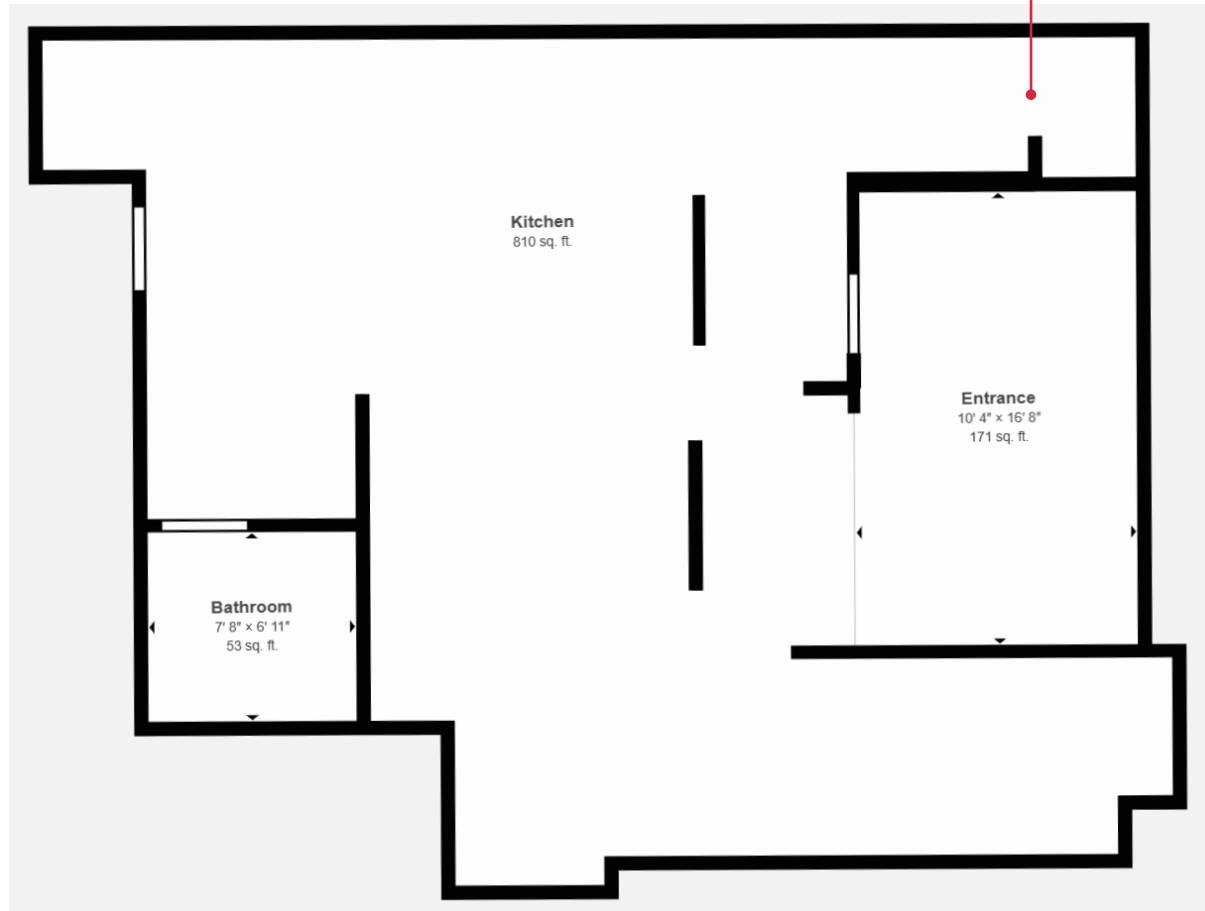
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SUMMARY



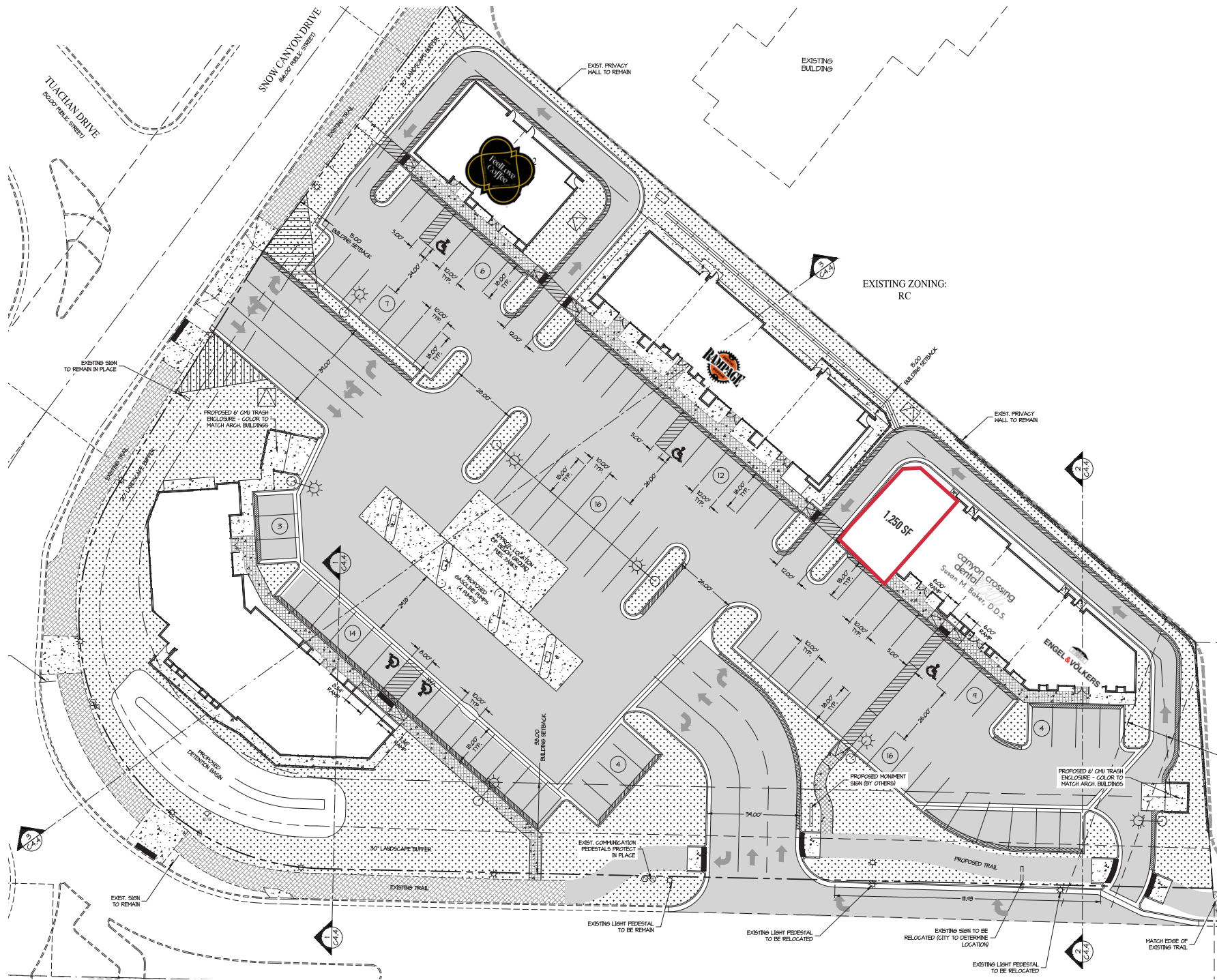
CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

| TOTAL SF | SUBLEASE RATE | YEAR BUILT | ZONING | ADDITIONAL FEATURES |
|------------|------------------|------------|--------|---------------------|
| ± 1,250 SF | \$4,375/mo + NNN | 2022 | RC | Drive Thru |

SITE PLAN





PHOTOS



AREA MAP



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

DEMOGRAPHICS



| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 2,060 | 23,255 | 45,760 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 907 | 8,615 | 16,858 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$129,739 | \$121,591 | \$113,302 |

Traffic Counts

| STREET | AADT |
|---------------------|-------|
| Snow Canyon Drive | 3,200 |
| Snow Canyon Parkway | 6,816 |

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

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.

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