

Providence Retail Pads

1111 S Highway 165 | Providence, UT

FOR SALE/LEASE



PROPERTY HIGHLIGHTS

- Main Street 23,700 AADT
- Pad A - 0.81 Acres
- Pad B - 0.83 Acres - Pending LOI
- Pad C - 1.20 Acres
- Across from #1 Maceys in Utah (Placer.AI)
- Over 24,000 AADT
- In front of future 100+ townhome community

PURCHASE PRICE:
\$26/SF - \$30/SF

LEASE RATE:
\$110,000 - \$135,000/YEAR

NOTES:
- ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED - NO SURVEY PROVIDED.
- PLAN FOR ILLUSTRATIVE PURPOSES ONLY.
- THE BOUNDARIES OF THIS DRAWING WERE DEVELOPED FROM SCALED INFORMATION AND SHOULD NOT BE CONSTRUED AS ACCURATE.



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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 of 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.

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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Households			
2023	2,332	18,390	27,868
Population			
2023	6,397	55,989	84,980
Income			
2023	\$66,851.85	\$69,780.48	\$68,255.97



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