

For Lease

914 SF min

8,400 SF max

Cedar City Towne Center
Retail Spaces



Cedar City Towne Center

96 N Main St, Cedar City, Utah 84720

Property Features

- High Traffic Retail Location on Main Street
- Lin's, Little Caesars, Great Clips, and Many Other Great Tenants
- Close to Southern Utah University
- Excellent Downtown Shopping Center Location

	ANNUAL	MONTHLY	
B-7	\$13.50/SF	\$1.12/SF	914 SF
B-8	\$13.50/SF	\$1.12/SF	1,050 SF
B-1	\$9.00/SF	\$.75/SF	8,400 SF

For more information:

Jon Walter, MBA, CCIM

o 435 628 1609 • t 435 627 5719

f 435 627 5723 • jwalter@naiutahsouth.com

**LEASE PRICE - Starting at
\$.75/SF NNN**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

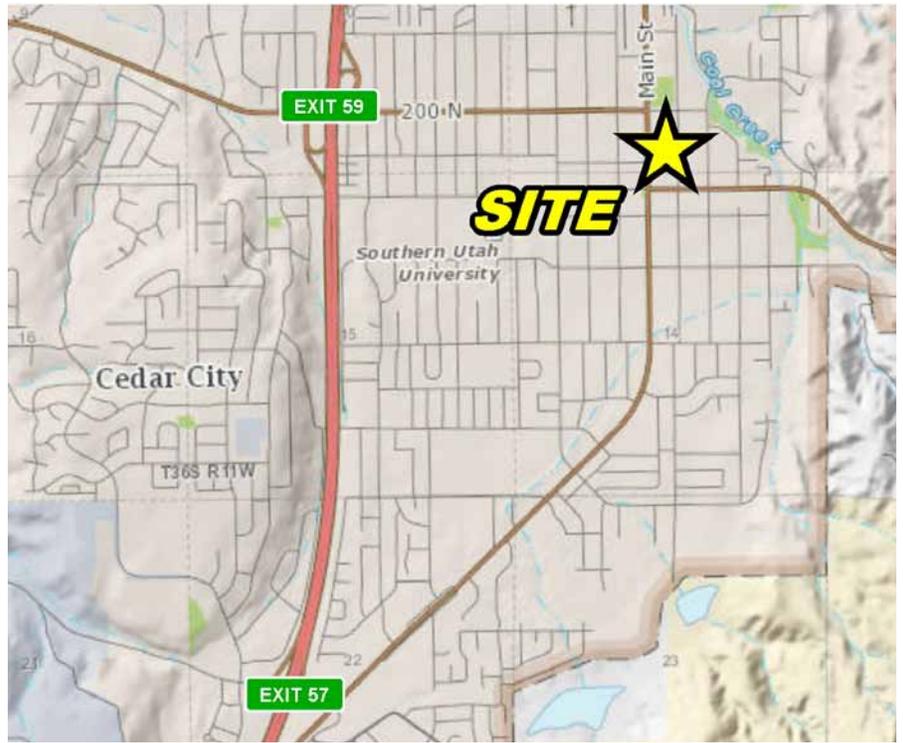
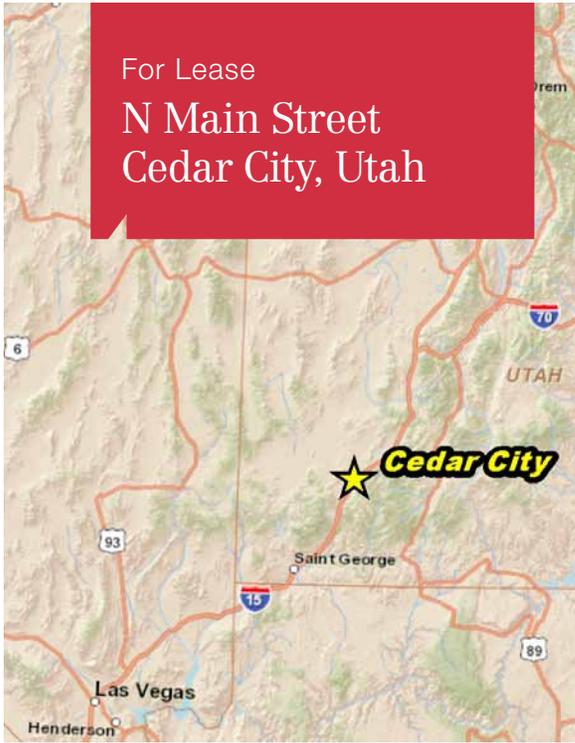
243 E St George Blvd, Suite 200

St George, Utah 84770

t 435 628 1609

naiutahsouth.com

For Lease
N Main Street
Cedar City, Utah



243 E St George Blvd, Suite 200
St George, Utah 84770
t 435 628 1609

NAIUtah South

naiutahsouth.com



16,115 AADT

243 E St George Blvd, Suite 200

St George, Utah 84770

t 435 628 1609

naiutahsouth.com

For Lease
N Main Street
Cedar City, Utah

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	7,875	19,965	23,033
2010 Total Population	8,487	25,960	31,996
2014 Total Population	8,487	26,931	33,382
2014 Group Quarters	567	767	771
2019 Total Population	8,725	27,961	34,894
2014-2019 Annual Rate	0.55%	0.75%	0.89%
Housing Unit Summary			
2014 Housing Units	3,490	10,450	12,854
Owner Occupied Housing Units	33.8%	43.0%	46.0%
Renter Occupied Housing Units	51.6%	43.7%	40.4%
Vacant Housing Units	14.6%	13.4%	13.6%
Median Household Income			
2014	\$31,235	\$37,763	\$38,822
2019	\$35,429	\$41,496	\$42,922
Median Home Value			
2014	\$155,870	\$181,045	\$181,456
2019	\$174,835	\$209,358	\$212,358
Per Capita Income			
2014	\$14,250	\$15,764	\$16,133
2019	\$16,553	\$18,127	\$18,499
2014 Households by Income			
Household Income Base	2,980	9,053	11,108
<\$15,000	24.5%	19.7%	17.9%
\$15,000 - \$24,999	15.8%	12.6%	12.5%
\$25,000 - \$34,999	14.0%	12.5%	12.5%
\$35,000 - \$49,999	20.5%	20.6%	20.9%
\$50,000 - \$74,999	14.4%	16.9%	17.8%
\$75,000 - \$99,999	5.3%	9.1%	9.4%
\$100,000 - \$149,999	3.6%	6.4%	6.7%
\$150,000 - \$199,999	1.0%	1.2%	1.2%
\$200,000+	1.0%	1.0%	1.0%
Average Household Income	\$38,235	\$46,276	\$47,571
2014 Population by Age			
Total	8,486	26,931	33,381
0 - 4	7.5%	9.2%	9.4%
5 - 9	5.7%	7.6%	8.0%
10 - 14	5.1%	6.6%	7.0%
15 - 24	33.0%	24.7%	22.6%
25 - 34	16.9%	18.2%	17.8%
35 - 44	7.8%	9.2%	9.7%
45 - 54	7.3%	8.1%	8.4%
55 - 64	6.8%	7.3%	7.8%
65 - 74	5.3%	5.2%	5.6%
75 - 84	3.3%	2.8%	2.9%
85 +	1.5%	1.1%	1.0%

243 E St George Blvd, Suite 200

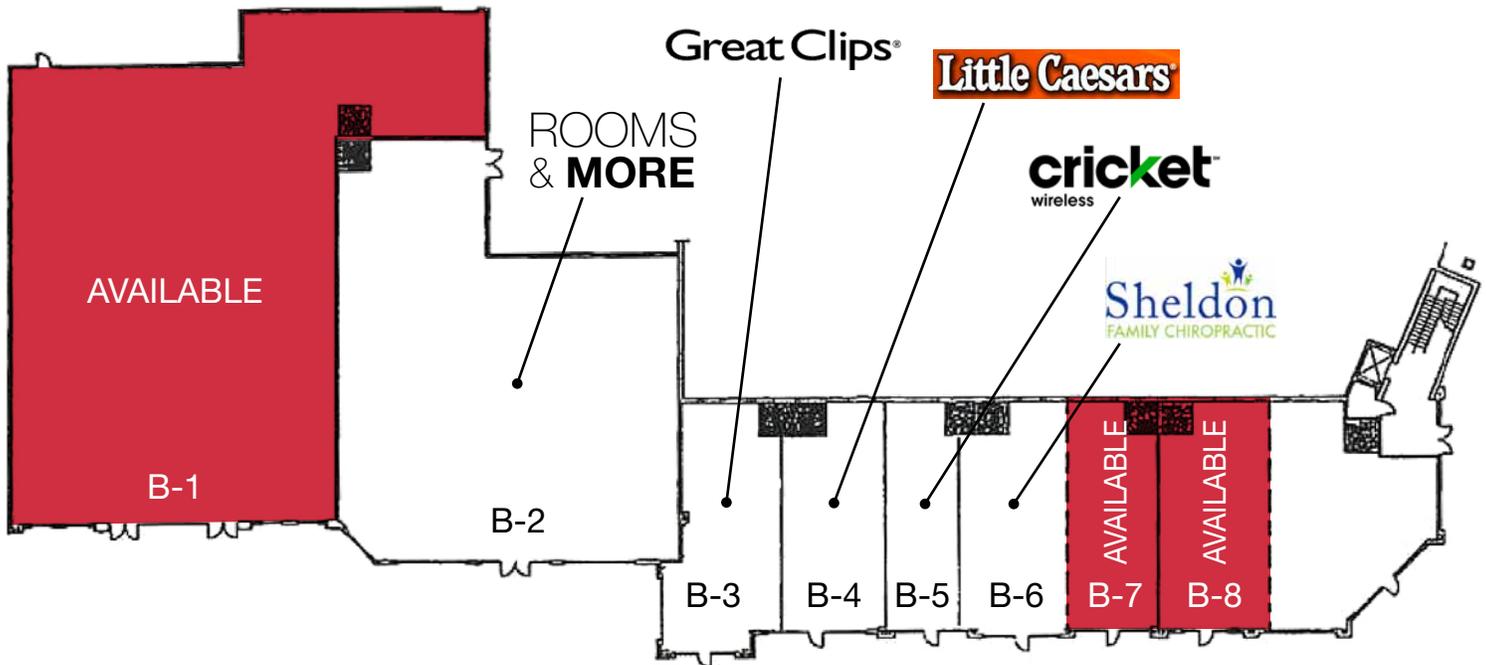
St George, Utah 84770

t 435 628 1609

naiutahsouth.com

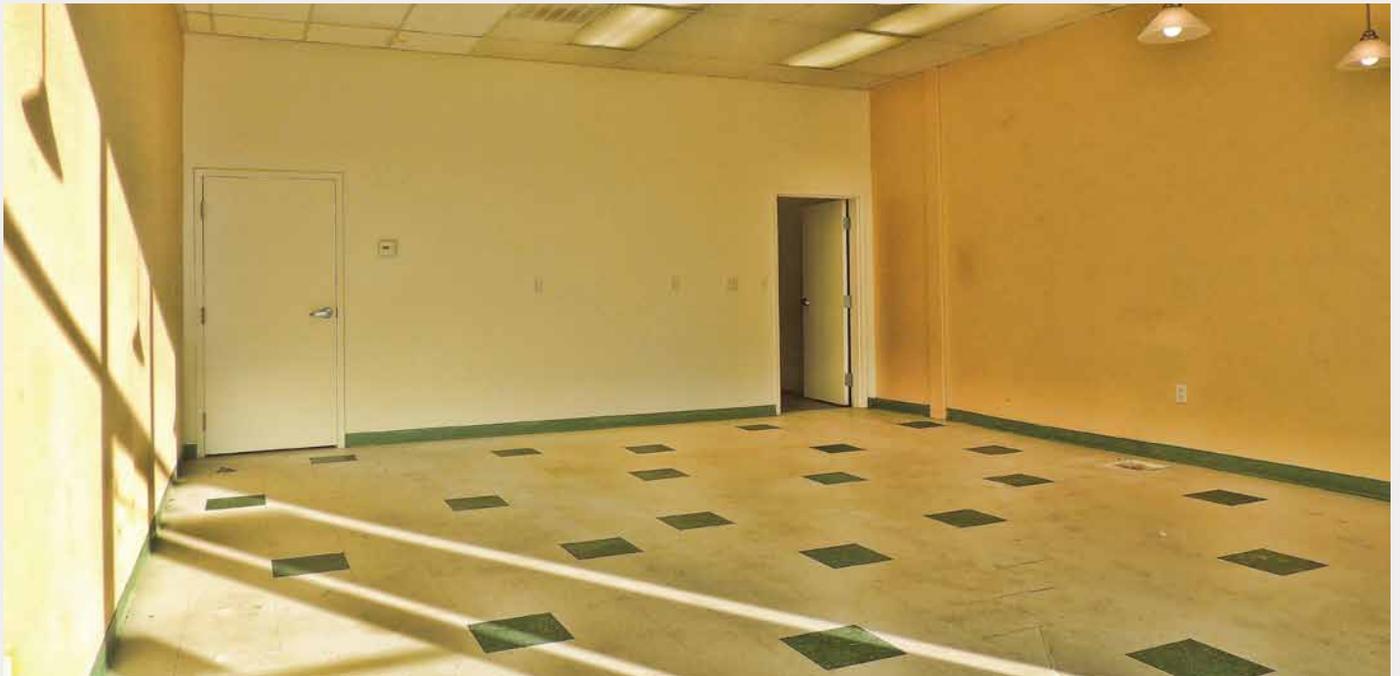
Site Plan

SUITE	SF	SF
B-1	8,400	AVAILABLE
B-2	6,000	Rooms & More
B-3	1,200	Great Clips
B-4	1,164	Cricket Wireless
B-5	1,024	Little Ceasar's
B-6	1,058	Dean Sheldon Chiropractic
B-7	914	AVAILABLE
B-8	1,050	AVAILABLE



243 E St George Blvd, Suite 200
 St George, Utah 84770
 t 435 628 1609

For Lease
N Main Street
Cedar City, Utah

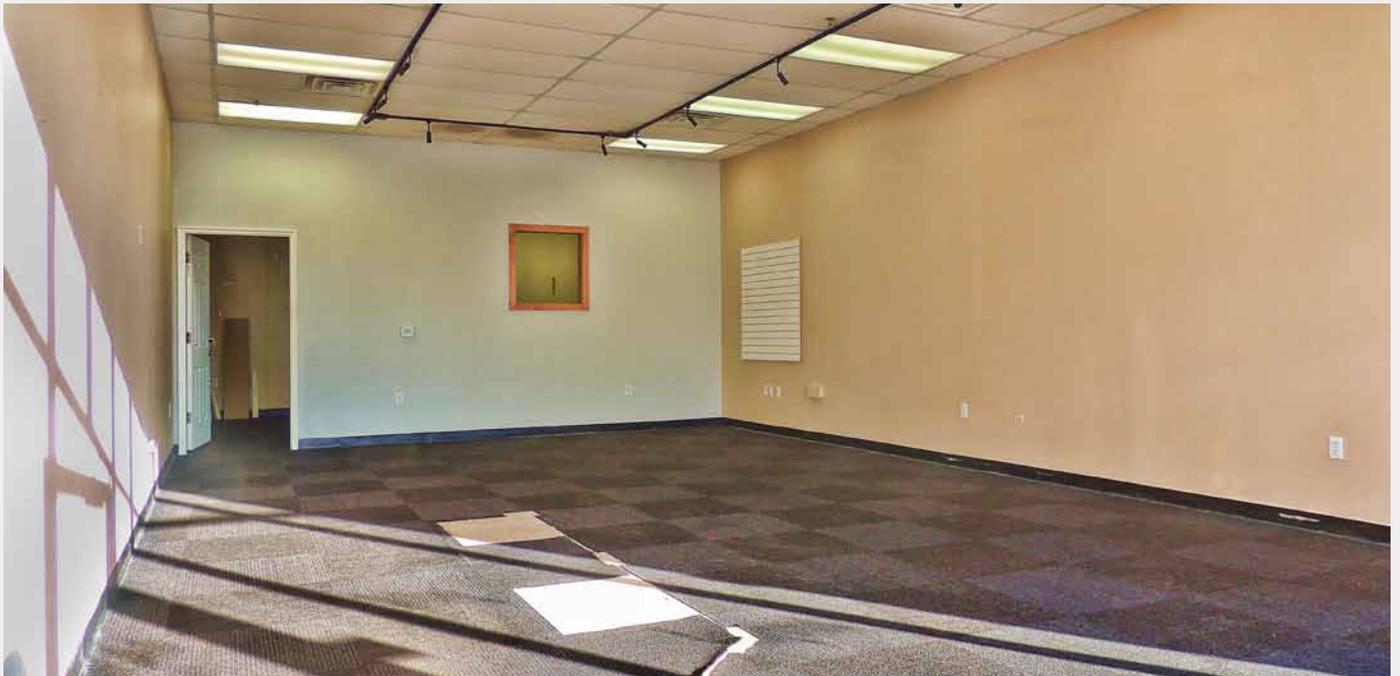




NAIUtah South

243 E St George Blvd, Suite 200
St George, Utah 84770
t 435 628 1609
naiutahsouth.com

For Lease
N Main Street
Cedar City, Utah





For Lease
N Main Street
Cedar City, Utah

SUU

Brian Head

Cedar City

St George

Driving Distance to Major Cities from Property

SALT LAKE CITY, UT 256 miles

LAS VEGAS, NV 175 miles

DENVER, CO 592 miles

LOS ANGELES, CA 444 miles

SAN FRANCISCO, CA 754 miles

PHOENIX, AZ 395 miles

Location Information

IRON COUNTY was originally named Little Salt Lake Valley, and renamed for the iron mines west of Cedar City. Cedar City has earned the distinction of being Festival City, USA due to the incredible theatrical and cultural offerings, like the Utah Shakespearian Festival, Neil Simon festival, American Children's Christmas Festival and the Cedar City Livestock Fest.

Southern Utah University is a dynamic teaching and learning community inspired by its unique natural surroundings. As Utah's designated public liberal arts and sciences university, SUU engages students in a personalized and rigorous experiential education, empowering them to be productive citizens, socially responsible leaders, and lifelong learners. SUU currently houses four colleges and two professional schools.

For more information:

Jon Walter, MBA, CCIM

o 435 628 1609 • t 435 627 5719
f 435 627 5723 • jwalter@naiutahsouth.com

- POPULATION: Iron County - 43,424
- ECONOMY: Median Income - \$39,914 / Cost of Living Index - 93.5 / Median age - 24.2
- HOUSING: Median house value of \$220,705

[CLICK HERE FOR MORE INFORMATION](#)

NAIUtah South

243 E St George Blvd, Suite 200
St George, Utah 84770
t 435 628 1609

naiutahsouth.com