



RETAIL FOR LEASE

Main & Maple

Cedar City, Utah 84720

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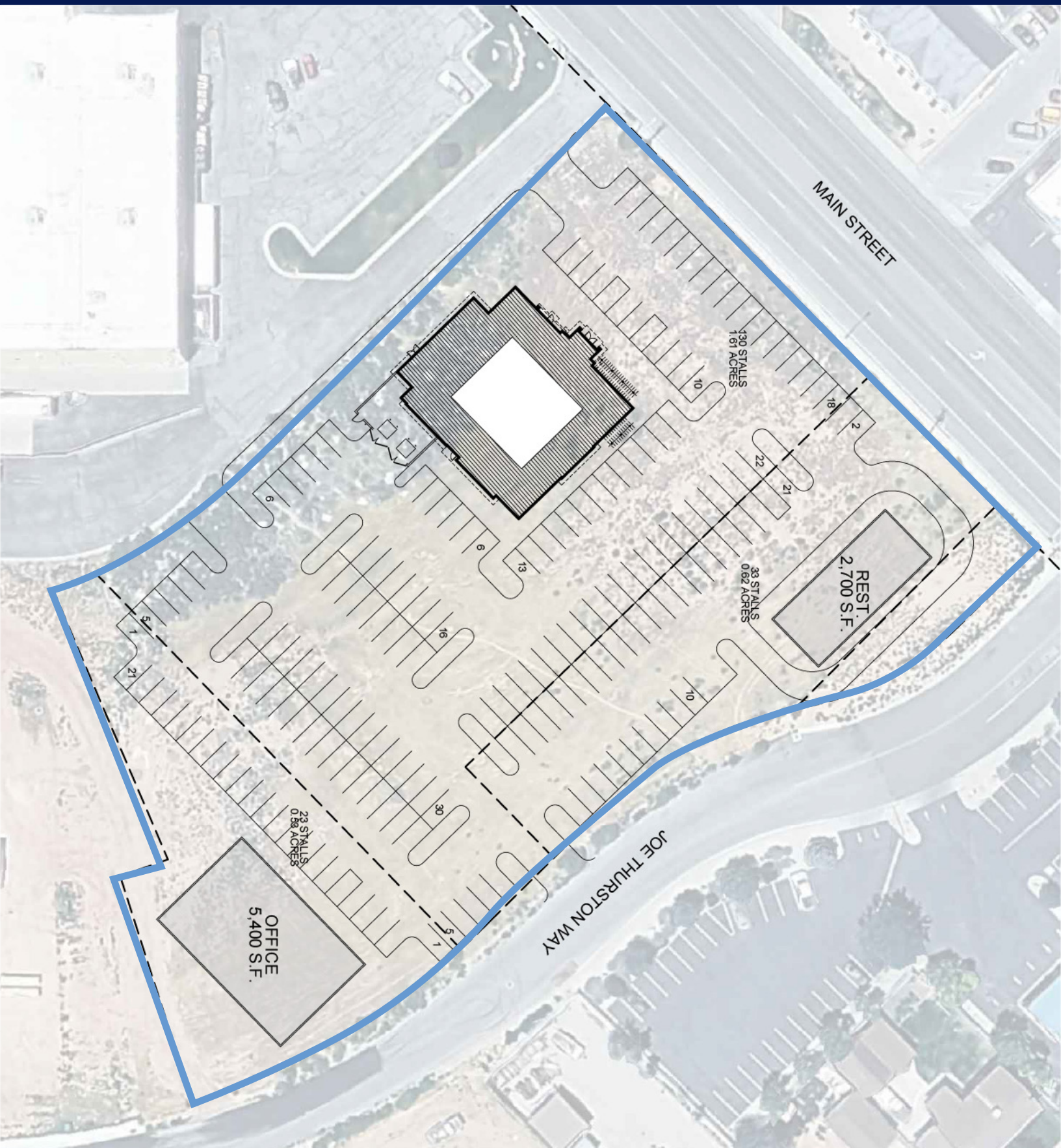
- **Prime Corridor Location:** Hard-corner site on Main Street (US-91), Cedar City's primary north-south retail and commercial corridor
- **Growing Trade Area:** Located in Cedar City, the largest city in Iron County and home to Southern Utah University, with a fast-growing population base of 35,000+
- **High Visibility & Access:** Dual frontage and access, ideal for retail, restaurant, or office users

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2026 Estimated	11,415	30,884	46,378
2031 Projected	12,353	33,954	51,293
Households			
2026 Estimated	3,902	10,930	15,797
2031 Projected	4,292	12,183	17,684
Income			
2026 Median HHI	\$63,183	\$76,459	\$80,612
2026 Average HHI	\$85,310	\$97,218	\$100,184

Demographics provided by ESRI Business Analyst

Site Plan

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