

# Ephraim Crossing

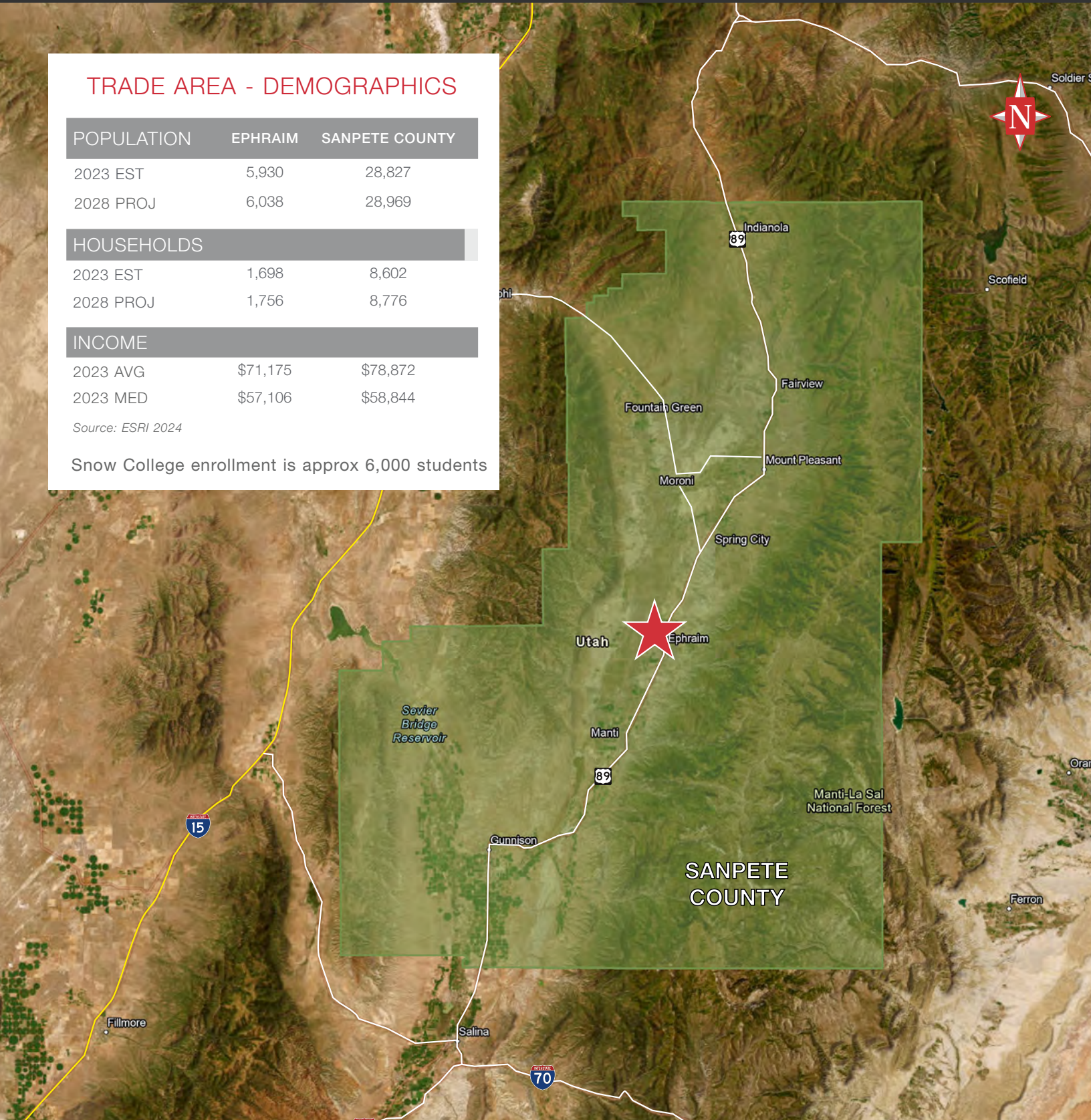
500-800 South Hwy 89  
Ephraim, UT 84627

## TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2023 EST	5,930	28,827
2028 PROJ	6,038	28,969
HOUSEHOLDS		
2023 EST	1,698	8,602
2028 PROJ	1,756	8,776
INCOME		
2023 AVG	\$71,175	\$78,872
2023 MED	\$57,106	\$58,844

Source: ESRI 2024

Snow College enrollment is approx 6,000 students



## RETAIL/OFFICE | FOR LEASE/BTS

This multi-use development in Ephraim, UT, is part of a 240-acre master-planned community, featuring a new IHC hospital nearby.

### PROPERTY INFORMATION

- > Retail starting at \$24.00 PSF NNN
- > Office starting at \$18.00 PSF NNN
- > 1,200 SF - 50,000 SF Available
- > Freestanding and drive-thru opportunities
- > New connecting intersection to Ephraim Canyon
- > Located on Hwy 89 in the hub of Sanpete County
- > Largest city in the county

- > More than 700 households are being created in Ephraim Crossing development in 3 single-family communities, 3 town home communities and an apartment development.
- > Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year.
- > Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
- > IHC just purchased 35 acres on the south end of town for a trauma center hospital with life flight.
- > Ephraim Canyon has access to the Arapeen ATV Trail and other outdoor recreation activities.

