



# FOR LEASE

595 S Bluff Street  
Ste 6  
St George, UT 84770

- Great for Retail or Office Use
- Located on Bluff Street
- Great Vehicle ADT & Visibility from Bluff
- High Growth and Redevelopment Area

**± 2,750 SF | OFFICE**



## Property Specs

OFFERED PRICE **\$1.65/SF/Mo/MG**

BUILDING SIZE | SF **± 2,750 SF**

YEAR BUILT **1983 Recently Remodeled**

TYPE **Office | Downtown**

CLASS **A**

TAX ID **SG-1410-A-2**

- Great for Retail or Office Use
- Located on Bluff Street
- Great Vehicle ADT & Visibility from Bluff
- High Growth and Redevelopment Area
- Some of the highest ADT in St George
- Space recently remodeled
- Call Curren with Questions or to Schedule a Tour



OR TEXT 22477 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





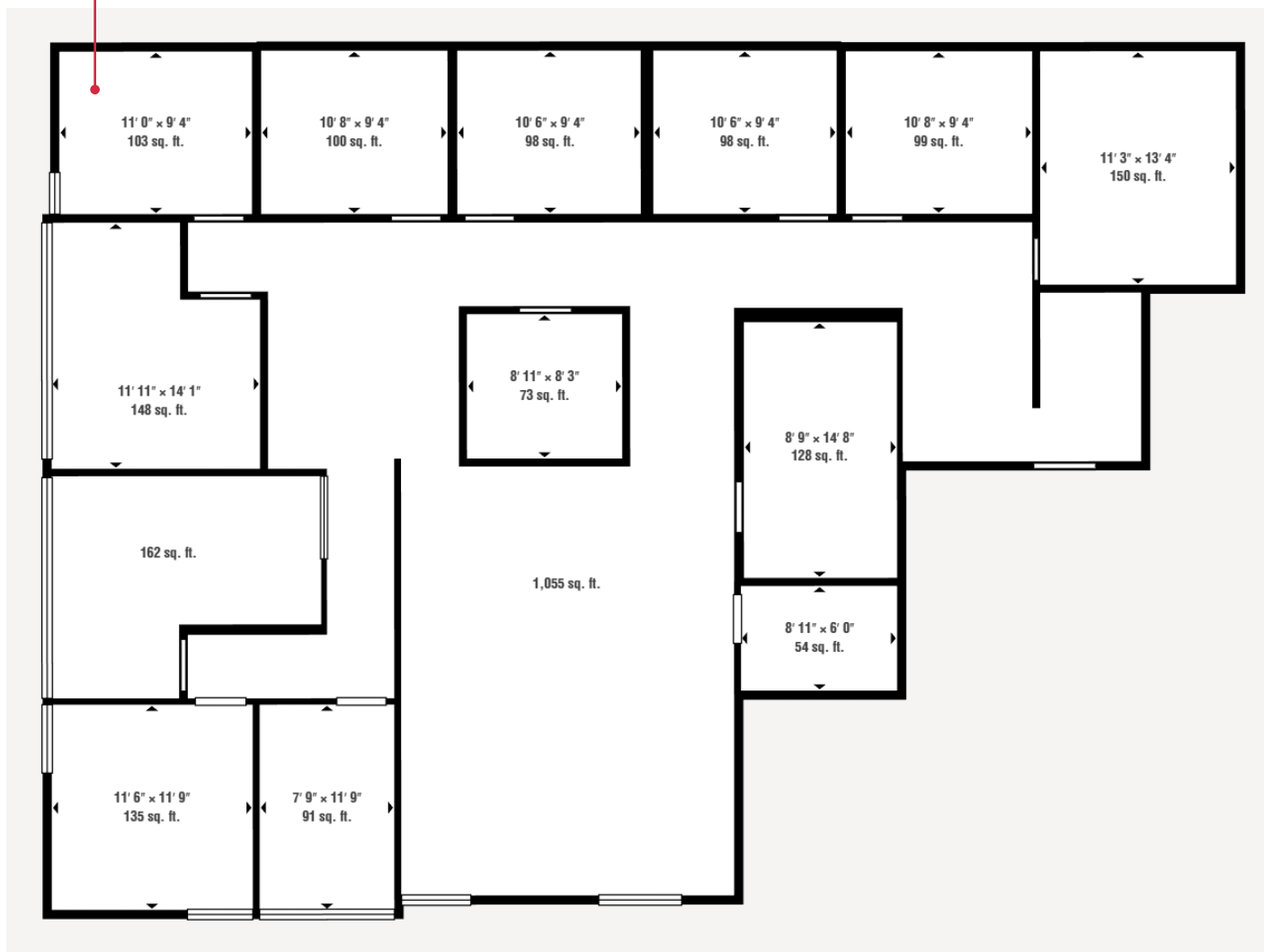
PHOTOS



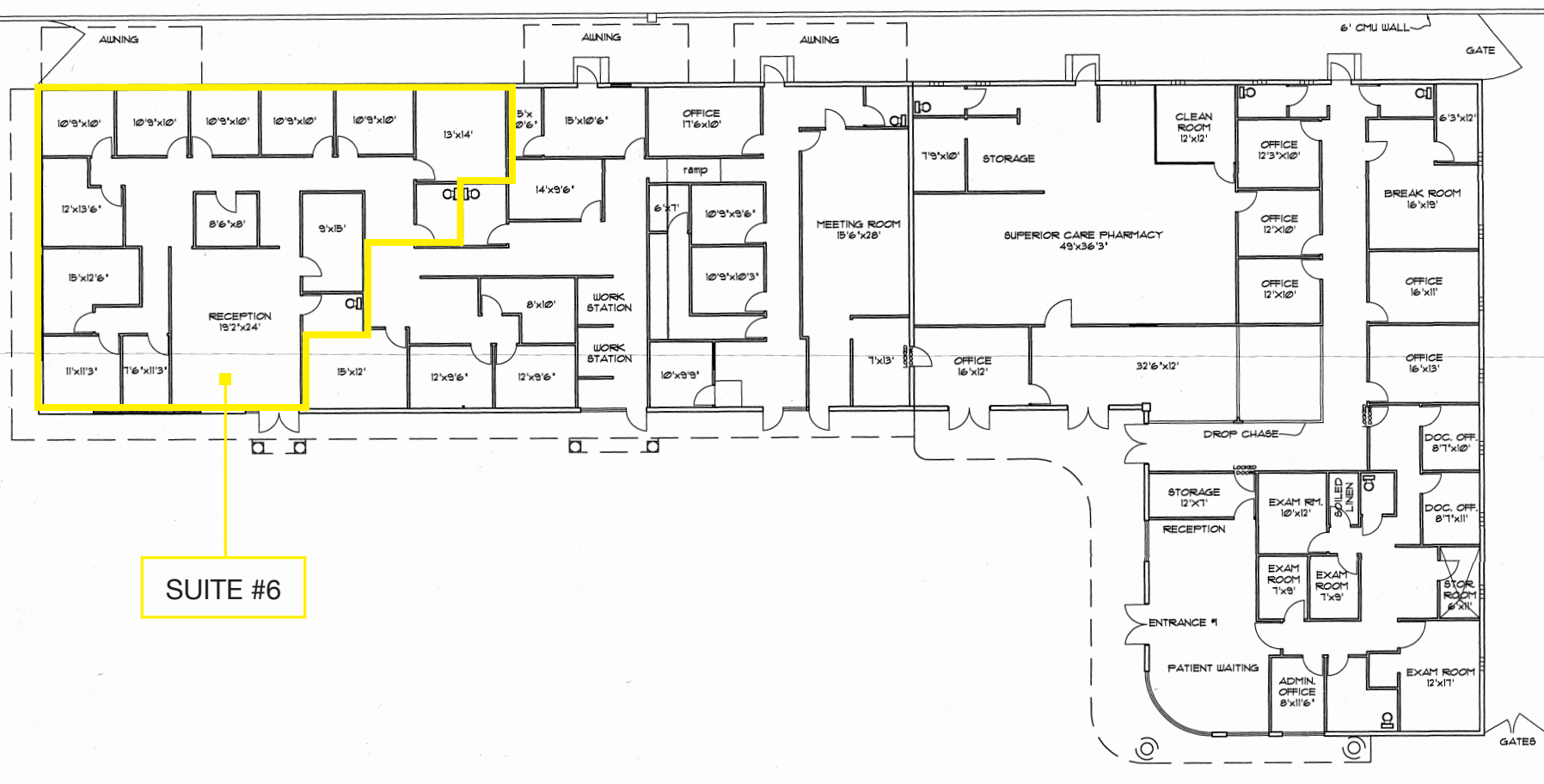
# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



# SITE PLAN





# AREA MAP







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,851	55,079	115,629
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,302	20,129	39,965
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,865	\$100,799	\$113,195

## Traffic Counts

STREET	AADT
Bluff St	35,000

# 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.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## 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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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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