

# FOR LEASE

677 N Bluff Street  
St George, UT 84770

- \$8,750/Mo/NNN
- Two buildings on a large lot on Bluff St
- Two (2) G.L bays and dock-high bay
- Great for dealership and/or automobile use
- Call Curren to schedule a tour or for more info

**± 3,850 SF | RETAIL**



## Property Specs

|                    |                                 |
|--------------------|---------------------------------|
| LEASED PRICE       | <b>\$8,750/Mo/NNN</b>           |
| BUILDING SIZE   SF | <b>± 3,850 SF</b>               |
| LOT SIZE           | <b>± 0.74 Acres</b>             |
| YEAR BUILT         | <b>1954/1978</b>                |
| ZONING             | <b>C-3</b>                      |
| TYPE               | <b>Retail   Vehicle Related</b> |

- Fantastic opportunity to lease retail on Bluff
- Located on a large corner lot on .74/Acre with two buildings
- Two (2) G.L bays and dock-high bay
- 3-phase power, large walk-in coolers
- Multiple walk-in freezers and coolers
- Please call the listing agent with any inquiries.



OR TEXT 22887 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







PHOTOS

1954/1978  
YEAR BUILT

B  
CLASS

± 3,850  
TOTAL SF AVAILABLE





# AREA MAP



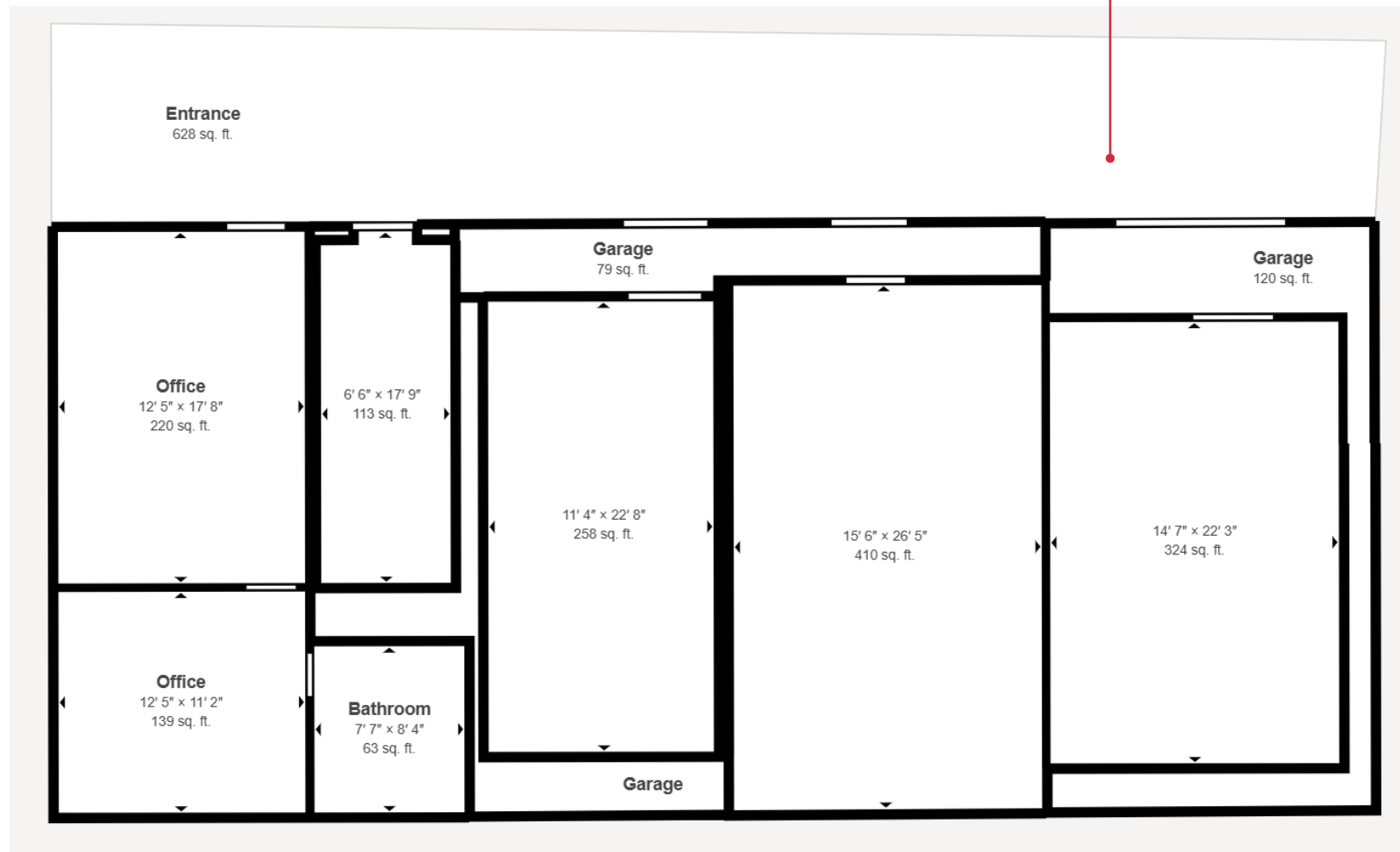
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



| TOTAL SF   | LEASE RATE     | YEAR BUILT | CLASS | ADDITIONAL FEATURES |
|------------|----------------|------------|-------|---------------------|
| ± 3,850 SF | \$8,750/Mo/NNN | 1954/1978  | B     |                     |



# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile    |
|------------------------|----------|----------|-----------|
| 2024 Population        | 9,862    | 49,849   | 101,188   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile    |
| 2024 Households        | 3,512    | 18,075   | 36,508    |
| INCOME                 | 1-mile   | 3-mile   | 5-mile    |
| 2024 Average HH Income | \$92,450 | \$94,907 | \$108,800 |

## Traffic Counts

| STREET   | AADT   |
|----------|--------|
| Bluff St | 52,000 |

# TERMS & CONDITIONS

## **Terms and Conditions**

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## **Summary Documents**

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