

FOR GROUND LEASE OR BTS



PROPERTY DETAILS

160 South State Street, LaVerkin, Utah 84745

- 1,950 to 10,870 SF drive thru pads available
- GL or BTS
- Call for pricing
- State Street frontage
- Eight-minute walk to Zion Canyon Hot Springs
- Commercial Zoning
- High Traffic Counts
- Great Visibility
- Upcoming bike path from LaVerkin to Springdale planned

ZION NATIONAL
PARK VISITS
~5.5 Million
Second highest in
the park's history and
second highest in the
country behind Great
Smoky Mountains
National Park
(2024)

NEWMARK

MOUNTAIN WEST

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TO ZION NATIONAL PARK →

SR9 - 18,798 ADT

APPROXIMATE BOUNDARIES



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SITE PLAN

21 Minutes to Zion National Park (19.7 Miles)

- ~5.5 Million Annual Visitors



30 minutes to St. George (20 Miles)

2 Hrs, 9 minutes to Las Vegas (139 Miles)

- 33 Miles from St. George to Zion National Park
- On the main thoroughfare to Zion National Park from Las Vegas and St. George

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WHY SOUTHWEST UTAH

Southwest Utah presents a dynamic economic landscape that offers significant opportunities for commercial real estate investment and development. Positioned near Zion National Park and the Grand Canyon, two of the nation's most visited national parks with over 9 million visitors annually, the area is a magnet for tourism and retail growth. As one of the fastest-growing regions in Utah, it benefits from a strategic location just two hours from Las Vegas and four hours from Salt Lake City, supported by a commercial airport with direct flights to major hubs like Salt Lake City, Denver, and Phoenix. The region's warm climate, coupled with a growing population and a strong talent pipeline from Utah Tech University, creates an ideal environment for businesses to thrive, making it a prime destination for real estate investment.

2024 EST.
POPULATION
207,174
Washington County

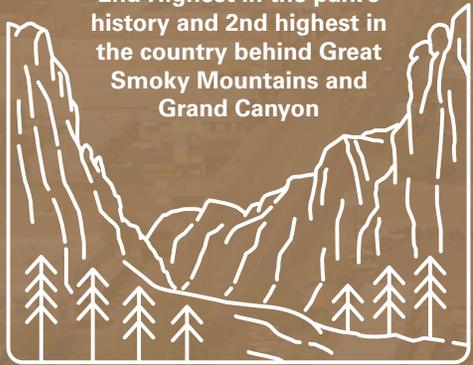


MEDIAN AGE
38.6
Washington County

ZION NATIONAL PARK VISITS

4,946,592

2nd Highest in the park's history and 2nd highest in the country behind Great Smoky Mountains and Grand Canyon



ECONOMIC STRENGTH

#1

High-tech GDP growth for Small Cities

#2

Job & Wage Growth for Small Cities

#4

Best Performing Small Cities

12,567

Utah Tech University Enrollment



1,468

Dixie Technical College Enrollment



ANNUAL POPULATION GROWTH (2020-2024)

3.2%

St. George, UT Metro. Statistical Area



MEDIAN HOUSEHOLD INCOME (2024)

\$89,507

Washington County



HOUSEHOLDS

74,306

St. George, UT Metro. Statistical Area

EMPLOYEES

67,024

Washington County, 2022



MONTHLY RETAIL EXPENDITURES (2024)

\$2,694

St. George, UT Metro. Statistical Area

THE 2010 POPULATION OF WASHINGTON COUNTY, UTAH WAS 138,397 AND HAS SEEN A GROWTH OF 49.7% SINCE THAT TIME.

Sources: MWCRE Research, Sites USA, Milken Institute, NPS Stats, Utah System of Higher Education, World Population Review