

FOR SUBLEASE



## PROPERTY DETAILS

446 South Mall Drive, Suite 4, St. George, UT 84790

- Available now
- 2,230 SF Available
- Lease Rate: \$30 PSF/NNN
- Shadow anchored by Kroger under the Smith's Marketplace brand
- Located at the busy intersection of Mall Drive and Riverside Drive

### SURROUNDING TENANTS



## 2025 DEMOS



### EST. POPULATION

1 MILE » **10,823**  
 3 MILE » **63,526**  
 5 MILE » **116,997**



### EST. HOUSEHOLDS

1 MILE » **3,963**  
 3 MILE » **21,880**  
 5 MILE » **41,690**



### EST. AVERAGE HH INCOME

1 MILE » **\$96,858**  
 3 MILE » **\$118,373**  
 5 MILE » **\$117,704**

**NEWMARK**



**MOUNTAIN WEST**

### TROY SCHEEL

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 direct 435.256.8774  
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### SCOTT SPRUNT

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CENTRE AT DINO CROSSING



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THE FALLS AT MESA POINT  
199 UNITS

SITE



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