

FORT ZION
GIFT SHOP & RESTAURANT





PRINCIPAL BROKER 435-339-2522

4317 S Pioneer Rd. SUITE 100 | St. George, UT, 84790 shellee@whitecrowrealestate.com

## PROPERTY DETAILS

\$4,000,000
1998
+/- 8,500 SF
+/- 5.79 Acres
V-2-1-21-241

- Impressive and thriving family owned business at the gateway of Zion National Park
- Expansion opportunities
- Includes FF&E including fully equipped kitchen
- Property and business is turn key
- Inventory to be sold under separate bill of sale
- Luxurious living quarters on sight







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## DEMOGRAPHICS

1-mile	3-mile	5-mile
308	651	9,628
1-mile	3-mile	5-mile
142	232	3,114
1-mile	3-mile	5-mile
\$98,258	\$93,361	\$82,073
	308 1-mile 142 1-mile	308 651  1-mile 3-mile  142 232  1-mile 3-mile

## **Traffic Counts**

STREET	AADT
State Rte 9/150 N	6,113

## Zion National Park Tourism

AADT
3,376,273





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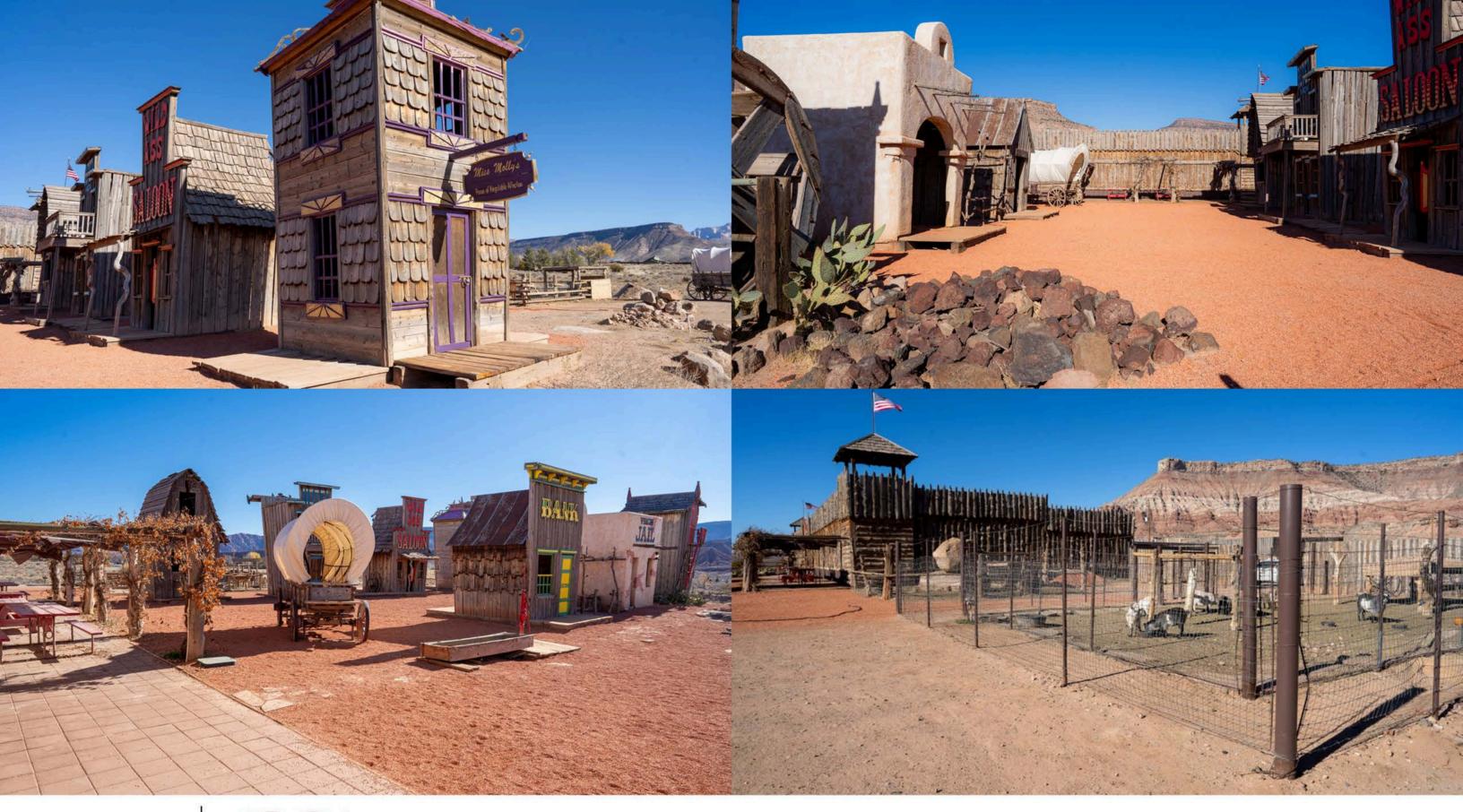
























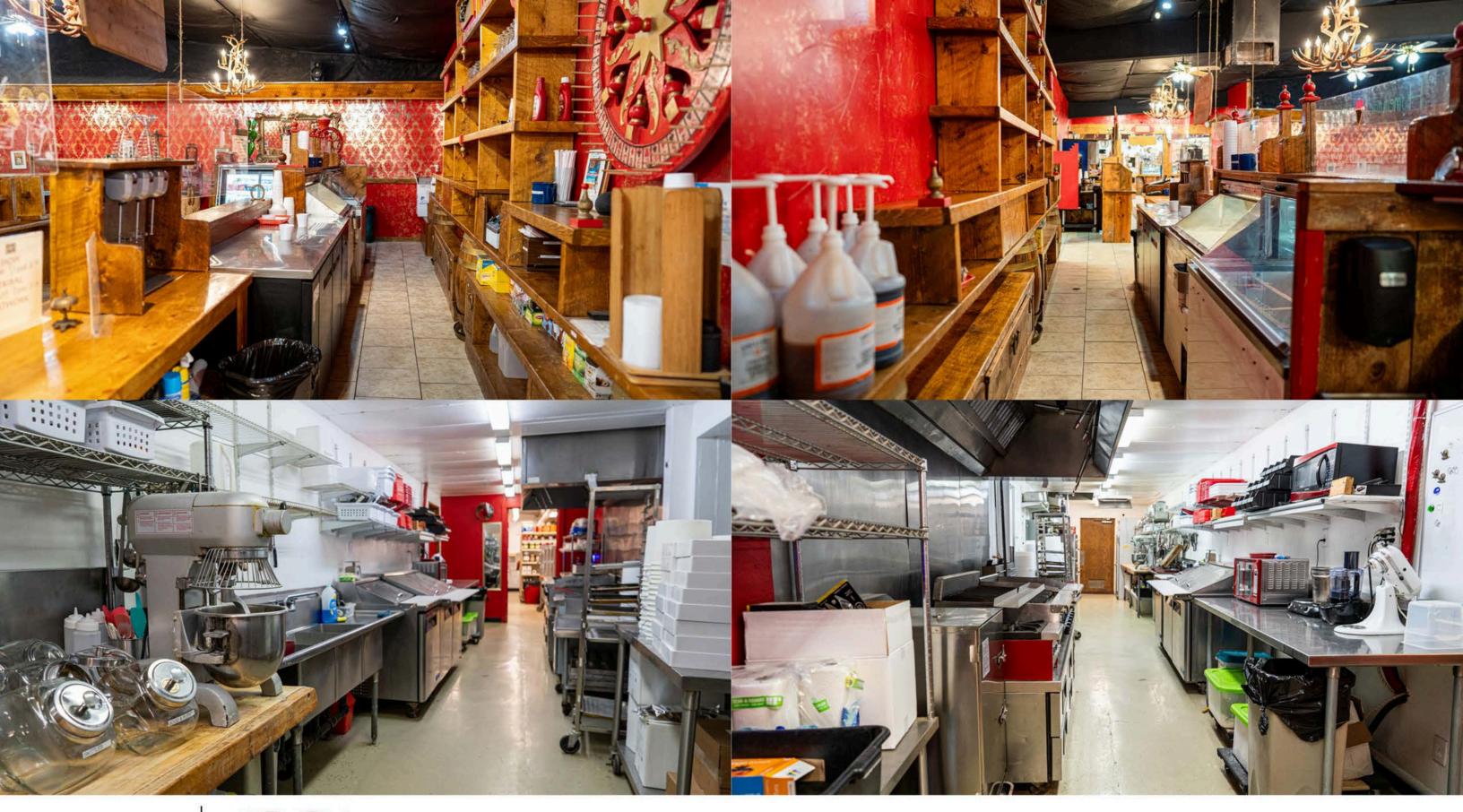




















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