

MAIN STREET PLAZA

20 N MAIN STREET, ST. GEORGE, UT 84770

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$809/mo
Building Size:	100,000 SF
Available SF:	236 SF
Lot Size:	1.96 Acres
Number of Units:	39
Year Built:	2005
Zoning:	C-4
Market:	St. George Utah

PROPERTY OVERVIEW

Class A Office Space in the center of downtown St George. This space is a prime location to do business, and is visible from Main Street and Tabernacle Street - located on one of the busiest cross streets in St George. The space is on the third level and has some great window views, 6 offices, a reception area, and a combined copy and break room.

PROPERTY HIGHLIGHTS

- Parking Garage Access
- Downtown Location
- Offices
- Reception Area

JEFF BUSHNELL

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TIM LEBARON

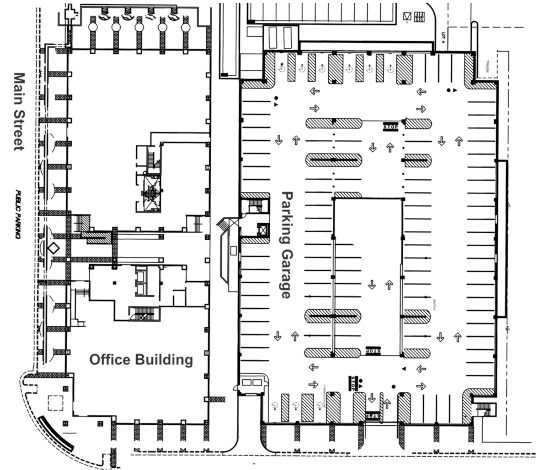
435.688.9740 x110
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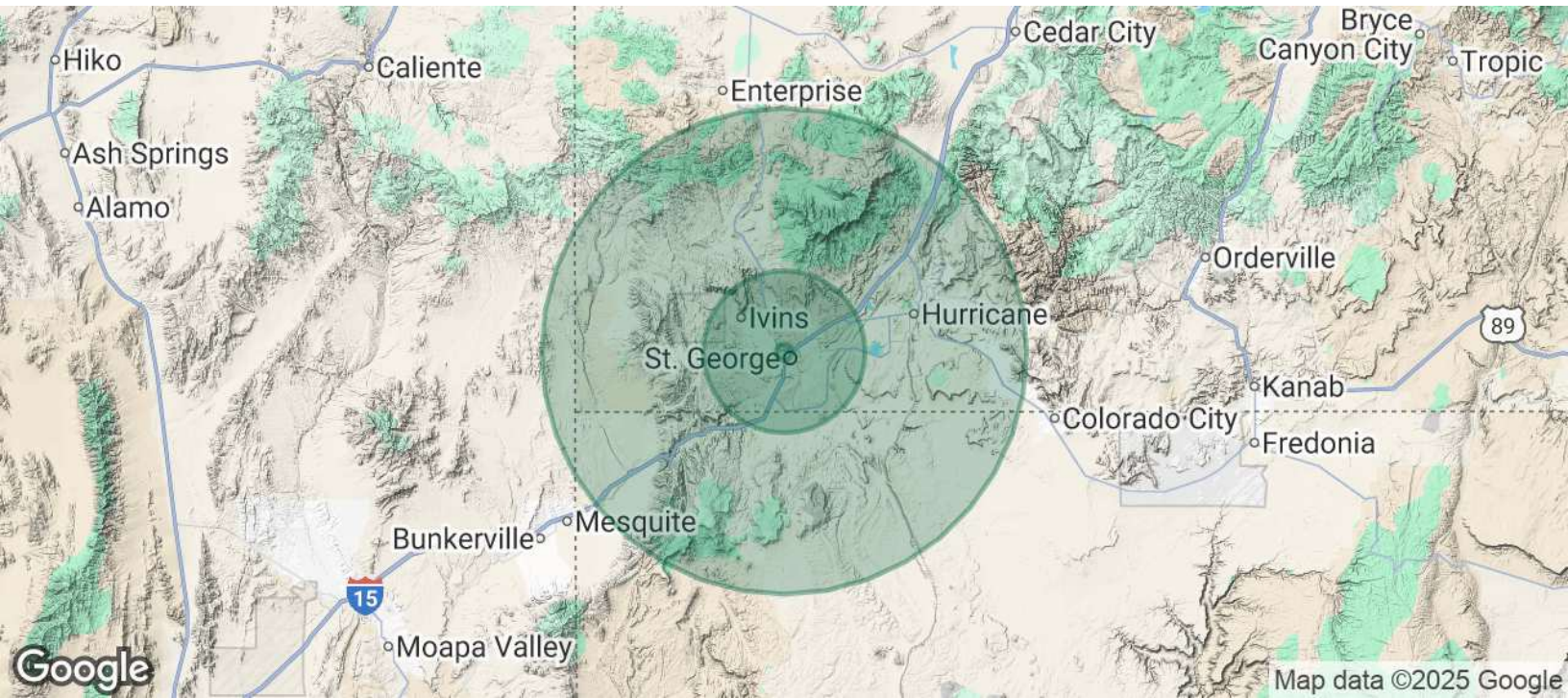
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	5,337	115,089	155,161
Average Age	32.3	32.9	32.9
Average Age (Male)	28.2	32.1	32.2
Average Age (Female)	36.3	34.2	34.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	1,953	39,779	53,182
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$46,019	\$63,132	\$62,552
Average House Value	\$192,575	\$272,802	\$267,095

2020 American Community Survey (ACS)

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