

# FESTIVAL PLAZA ST. GEORGE, UTAH

969 NORTH 3050 EAST

ST. GEORGE, UTAH



## SPACE AVAILABLE

1,630-3,240 square feet 2nd generation restaurant space available at the gateway of one of the fastest growing communities in Utah.



**Contact:** Steve Pruitt  
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63 East 11400 South, #314  
Sandy, Utah 84070

- Sits on 3050 East/Green Spings Road, which has a traffic count of over 20,000 cars per day
- Easy access of I-15 at Green Springs Road exit. I-15 currently over 135,000 vehicles per day.
- Sits at epicenter of St George/Washington retail corridor
- Neighbors include Albertson's, Home Depot, Costco, Petco, Best Buy, and Sportsman's Warehouse
- Across from newly planned mixed use development, including new hospital.
- Within 3 mile radius of Utah Tech University and Red Cliffs Mall
- Over 500 new residential units built and planned within a 3 mile radius of site
- Tenants include Freddy's Steakhouses, O'Reilly Auto Parts, Edward Jones, Bishop's Grill, Hearty Beet, Gray Dog, Washington Veterinary Clinic, and Desert Edge Dance Company.
- Over 80% of merchants have been operating at Festival Plaza over a decade

### • 2nd Generation Restaurant Space



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Link:

St George fastest growing city in the United States

<https://www.usatoday.com/story/news/nation-now/2018/03/22/st-george-utah->