

FOR SALE

1.20 +/- ACRES

1594 W SUNSET BLVD
ST. GEORGE, UT



PROPERTY DETAILS

- 1594 W Sunset Blvd
St. George, UT 84770
- C3 Zoning, Commercial
- Corner Lot
- Utilities Availabe
- 173' Frontage
- Traffic Count
 - Sunset Blvd. - 27,000 Cars per day
 - Dixie Dr. - 22,000 Cars per day
 - Westridge Dr. - 5,000 Cars per day

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2024	15,593	43,416	84,820
2029 Proj.	15,576	48,072	90,754
Households			
2024	5,635	15,865	31,090
2029 Proj.	5,751	18,166	34,204
Income			
2024 Avg HHI	\$95,401	\$99,836	\$104,252
2024 Med HHI	\$71,209	\$73,333	\$76,239