



FOR SALE

652 E St George Blvd,
St. George, UT 84770

- Near turn-key restaurant on St George Blvd.
- Located in the heart of downtown

DRIVE-THRU RESTAURANT

Property Specs

SALE PRICE	\$1,450,000
BUILDING SIZE SF	± 1,343 SF
LOT SIZE	± 0.33 Acres
YEAR BUILT	2022
TYPE	Retail Restaurant
ZONING	C

- Near turn-key restaurant on St George Blvd.
- High traffic location, excellent signage.
- Within walking distance to University and other food establishments.
- In the heart of downtown St. George, one of the nations leading markets.
- Drive-thru, outdoor dining patios.
- Well kept.



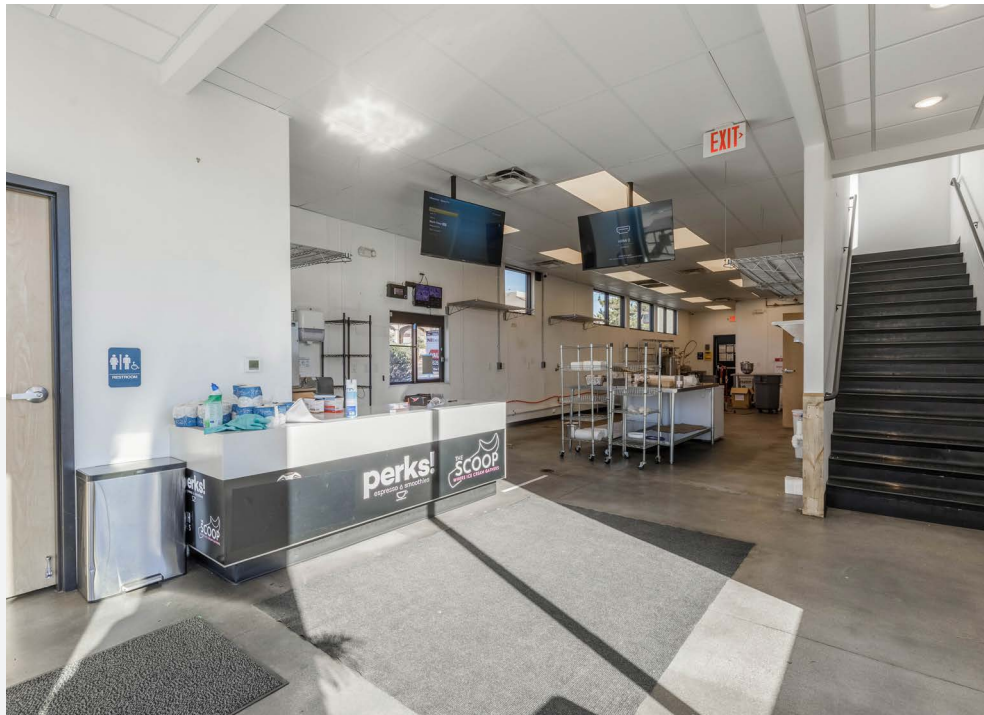
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SUMMARY





PHOTOS



AREA MAP



FLOOR PLAN



TOTAL SF	YEAR BUILT	TYPE	ADDITIONAL FEATURES
± 1,343 SF	2022	Retail Restaurant	High traffic area Drive-thru



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,360	54,388	125,389
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,736	18,945	43,069
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$81,061	\$108,273	\$112,606

Traffic Counts

STREET	AADT
I-15	67,000
Red Cliff Dr	27,000
St George Blvd	47,000
River Rd	35,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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