



# FOR LEASE

2051 E Red Hills Pkwy  
St George , UT 84770

**RETAIL**

## Property Specs

LEASED PRICE	<b>Starting at \$28.00/SF/Year/NNN</b>
CAM RATE	<b>Estimated at \$0.35/SF/Month</b>
SF AVAILABLE	<b>Starting at ± 1580 SF, ± 1950 SF &amp; various other sizes available/coming available</b>
LOT SIZE	<b>± 1.8 Acres</b>
YEAR BUILT	<b>2006</b>
CLASS	<b>A</b>
TYPE	<b>Retail   Showroom</b>



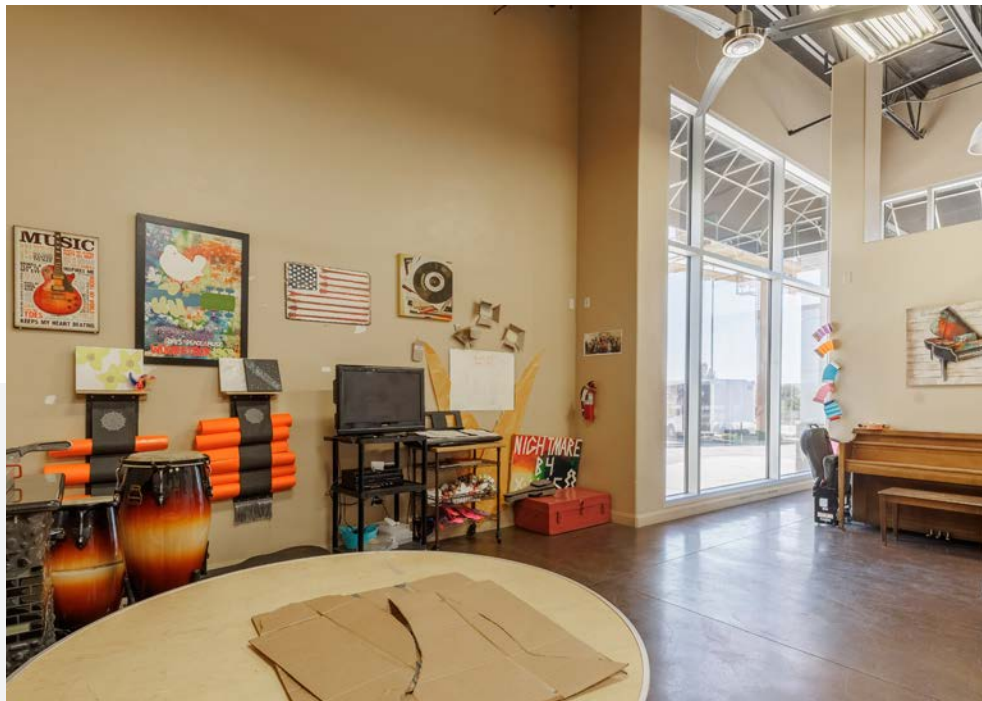
OR TEXT 23676 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

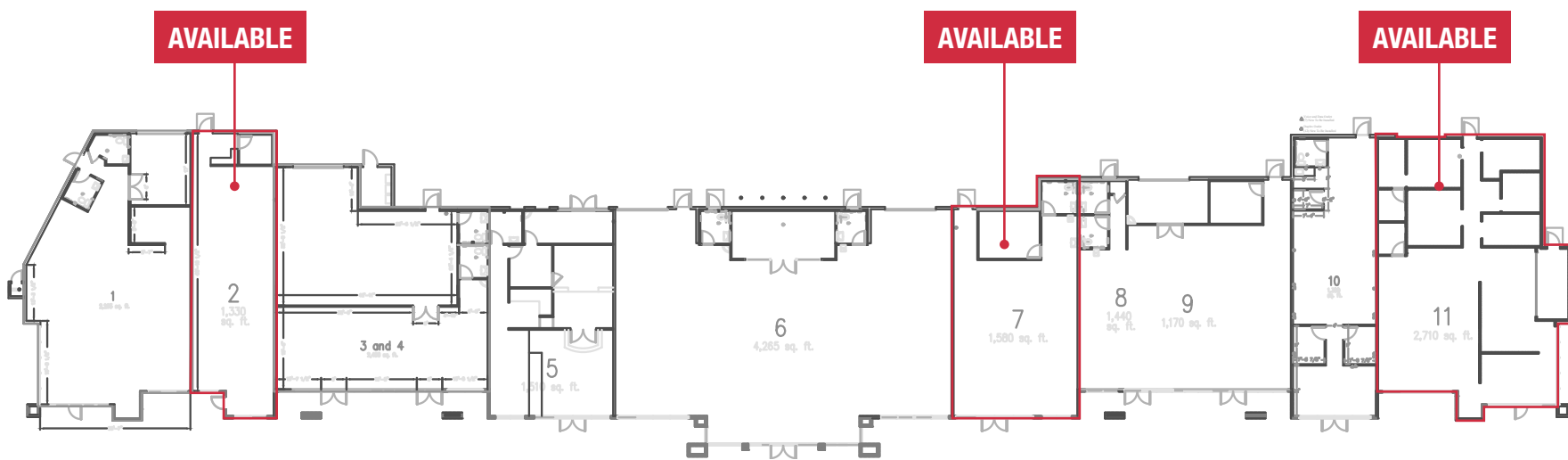
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PHOTOS



# SITE PLAN



UNIT	TOTAL SF	LEASE RATE
2	1,730 SF	Starting at \$28.00/SF/Year/NNN
7	1,580 SF	Starting at \$28.00/SF/Year/NNN
11	2,710 SF	Starting at \$28.00/SF/Year/NNN



CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

UNIT	SF AVAILABLE	LEASE RATE	YEAR BUILT
11	±2,710 SF	Starting at \$28.00/SF/Year/NNN	2006

# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	9,579	54,084	110,337
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,372	19,224	38,941
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$89,592	\$101,274	\$106,757

## Traffic Counts

STREET	AADT
Veterans Memorial Highway	66,408
Red Hills Parkway	14,766

## Cities Nearby

Reno, Nevada	530 miles
Los Angeles, California	389 miles
Salt Lake City, Utah	299 miles
Denver, Colorado	627 miles
Phoenix, Arizona	409 miles
San Antonio, Texas	1,241 miles

# 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.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **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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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## **No Obligation**

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