



FOR SALE

630 S 200 E
St. George, UT 84770

**Triple-Net Investment
Opportunity in Growing
St George Market**

Property Specs

OFFERED PRICE	\$1,600,000
CAP RATE	7.08 %
BUILDING SIZE	± 6,181 SF
LOT SIZE	± 0.25 AC
YEAR BUILT	1994
TYPE	Office Hospital/Long Term Care
TAX ID	SG-KC-1

- Income-producing investment opportunity in Southern Utah's growing St. George market.
- Long-term, triple-net (NNN) lease structure with tenant responsible for property expenses.
- Tenant is a well-established independent living center serving older adults and individuals with disabilities.
- Lease backed by personal guaranties from the business owners.
- Strategically located at 630 S 200 E in St. George, with convenient access to the broader Southern Utah market.



OR TEXT 18764 TO 39200

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SUMMARY



PHOTOS







AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	11,414	57,934	124,942
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	4,058	21,585	43,870
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$73,143	\$105,566	\$120,307

Traffic Counts

STREET	AADT
700 East	21,000
700 South / 200 East	3,300



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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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