



SUNRIVER COMMONS



Shellee Heines

PRINCIPAL BROKER
435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
shellee@whitecrowrealestate.com

SunriverCommons
EXIT 2, ST GEORGE UT

PROPERTY DETAILS

- VISIBILITY FROM I-15
- IN LINE SPACE AVAILABLE
- IN NEED OF RESTAURANTS AND RETAIL
- AMAZING ACCESS AND LOCATION
- PADS FROM 3/4 ACRE OR MORE BUILD
- TO SUIT OR GROUND LEASE
- ANCHORED BY 



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For Sale or Lease

- | | |
|--|--|
|  SOLD |  LEASE |
|  AVAILABLE |  SALE |



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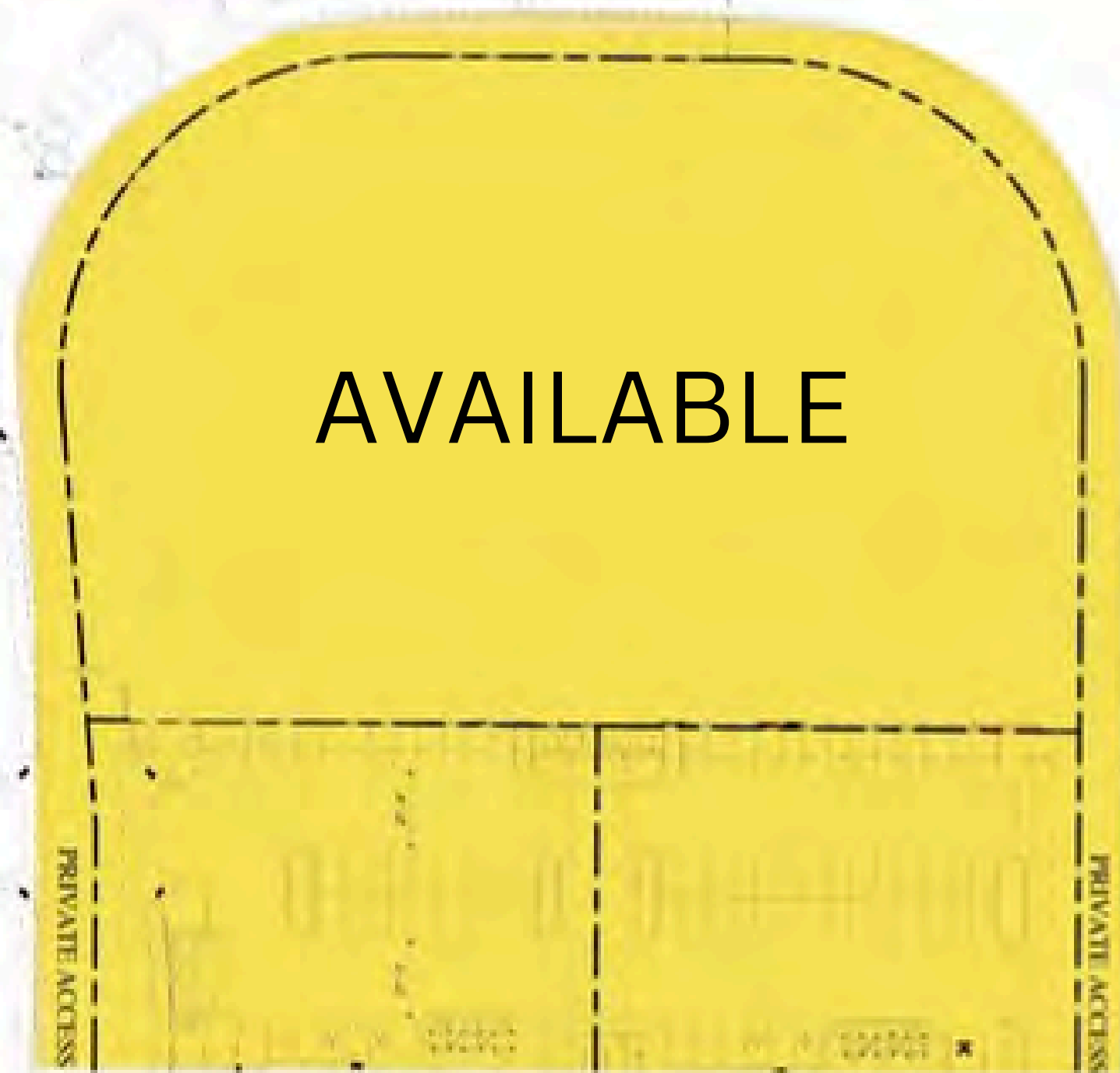


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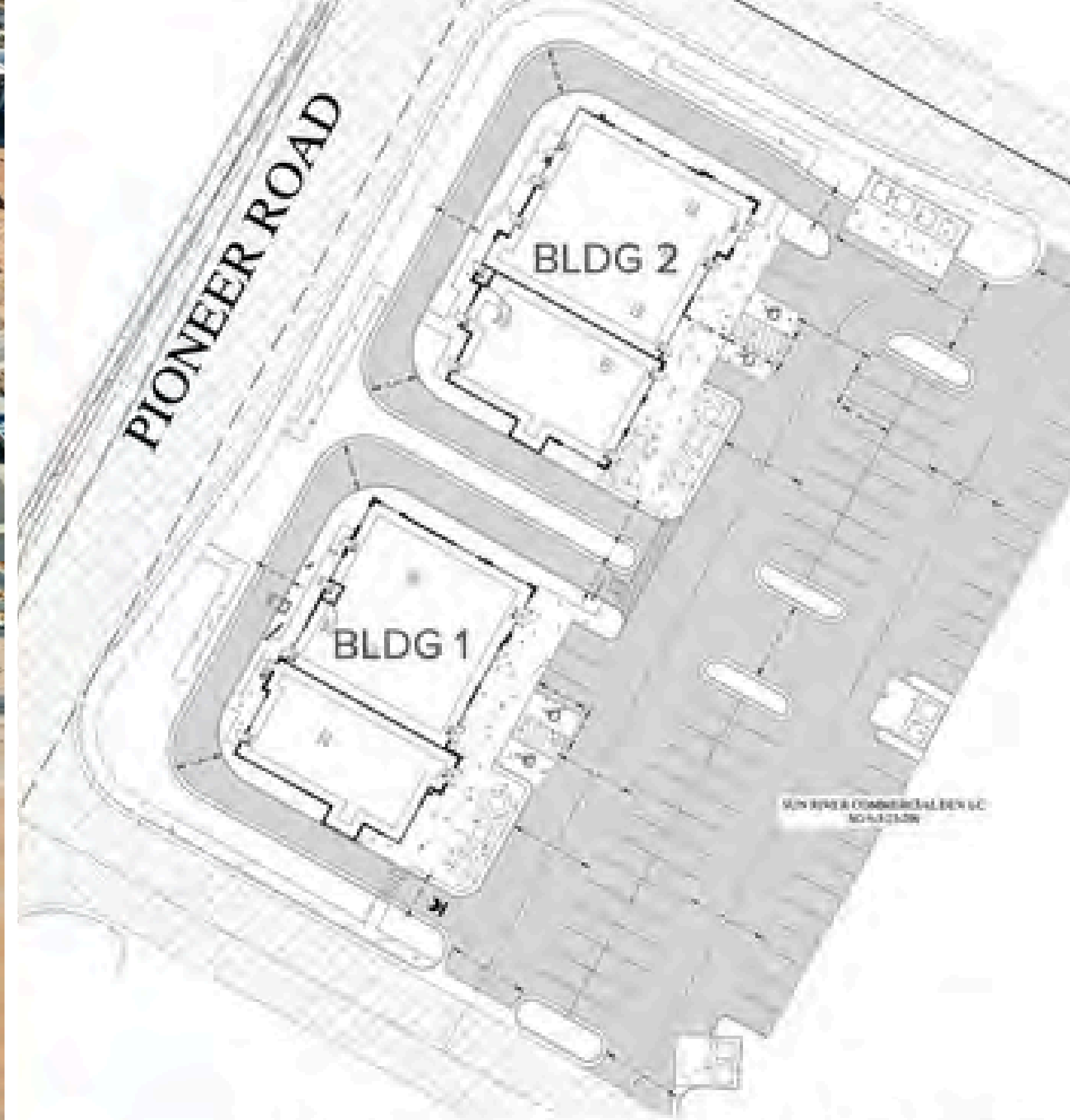


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BUILDING 1



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BUILDING 2

Out for Signature
Great Clips

Out for Signature

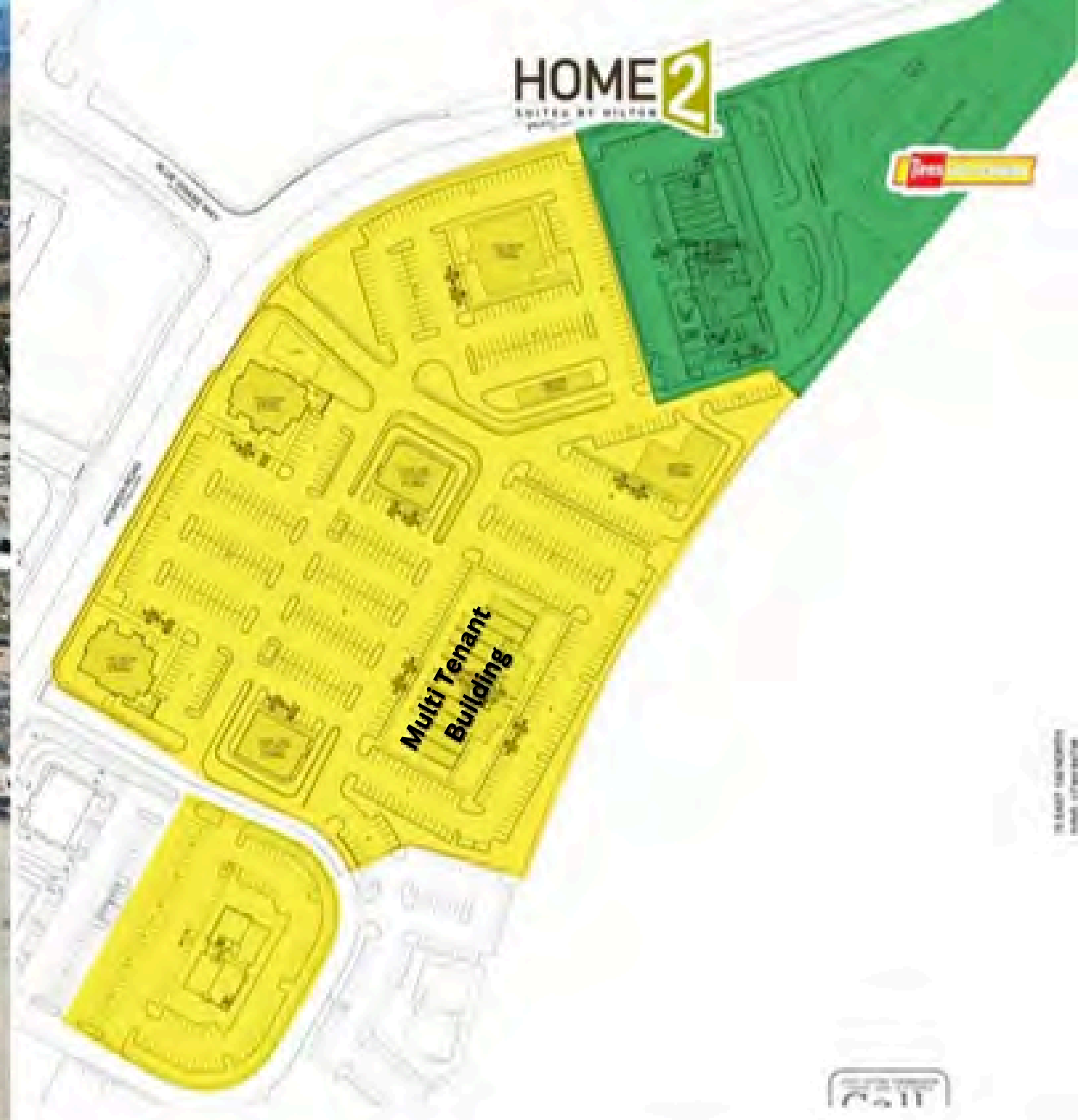


Shelley Haines

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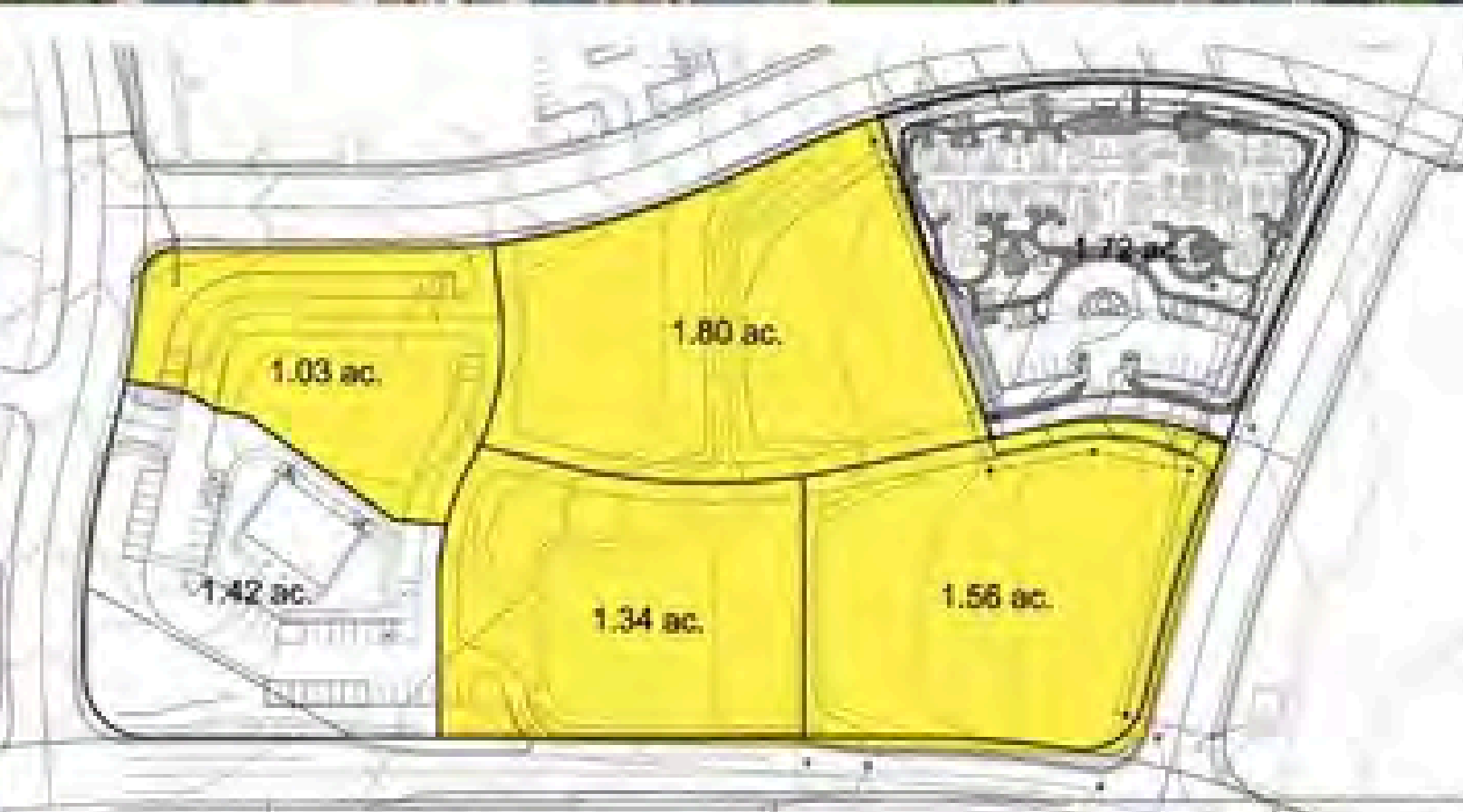
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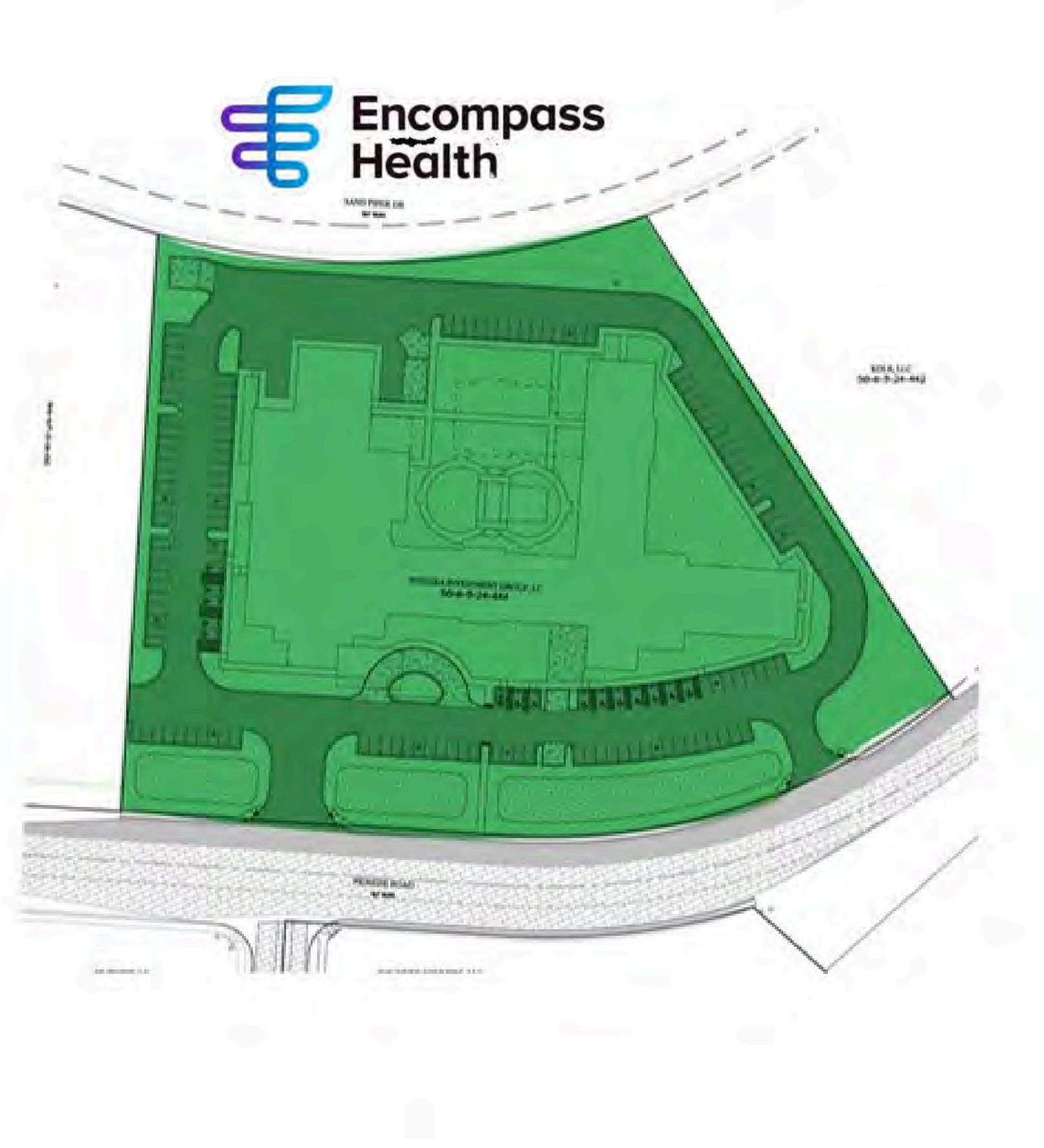
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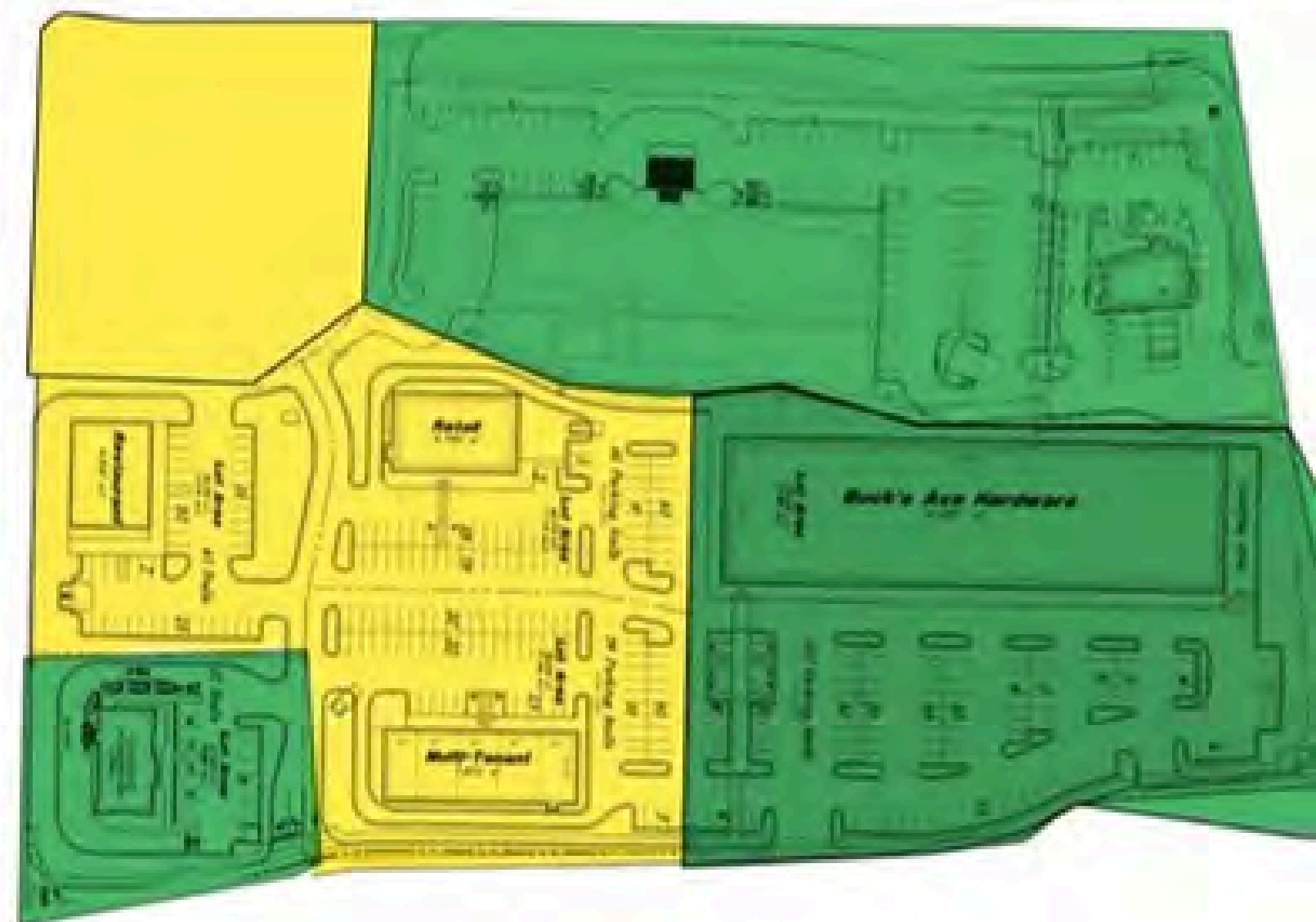
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1.25 Ac.

Available for ground lease

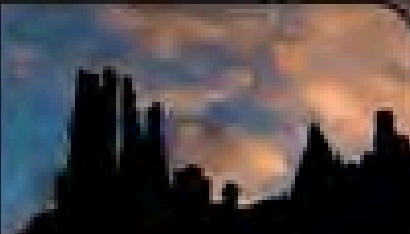


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DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- ZION NP**
20min (14mi) via UT-9 E
- BRYCE NP**
2h 3min (98mi) via I-15N
- GRAND CANYON NP**
3h 54min (232mi) via AZ-389 E and AZ-675
- CAPITOL REEF NP**
3h 16min (201mi) via I-15N
- CANYON LANDS NP**
5h 12min (341mi) via I-15N and I-70E
- ARCHES NP**
4h 54min (326mi) via I-15N and I-70E



2023 DEMOGRAPHICS

EST. POPULATION

1 MILE - 3,946
3 MILE - 14,056
5 MILE - 38,941

EST. HOUSEHOLDS

1 MILE - 1,960
3 MILE - 5,692
5 MILE - 14,008

EST. AVERAGE HH INCOME

1 MILE - \$86,635
3 MILE - \$107,763
5 MILE - \$110,970



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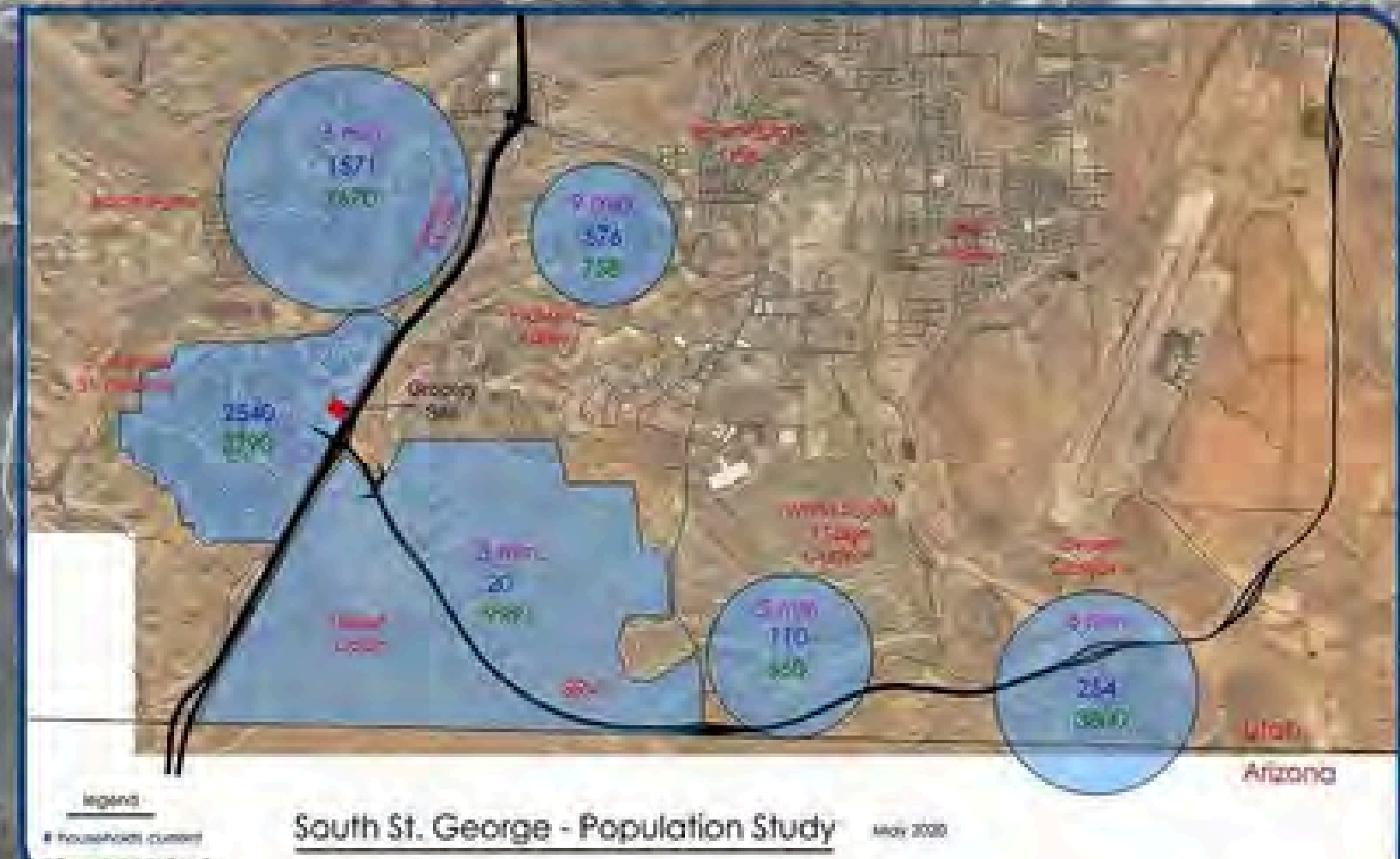
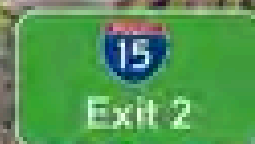
AVAILABLE FOR LEASE OR GROUND LEASE

LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



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