



Mill Creek Commercial Center  
Pad H | Festival Plaza  
St George, UT 84790

- Great for owner/occupant or as investment.
- Preliminary plans & engineering for plat available for purchase for additional cost.
- Two story mixed use potential.
- All utilities available at the site.
- Potential for up to  $\pm 4,733$  RSF on two levels!

**$\pm 0.28$  Acres | Land**



## Property Specs

OFFERED PRICE **\$249,000**

LOT SIZE **± 0.28 Acres**

TYPE **Land | Retail/Office**

PARCEL **SG-MCCC-1-H**

- High traffic pad for sale near Green Springs, Exit 10 I-15
- Shadow anchors include Albertsons, Home Depot, Walmart, Costco, and several other national retailers and restaurants.
- Premier Southern Utah trade area, within the I-15 retail corridor.
- Some of the highest traffic in all of the greater St. George metropolis.
- Please call listing agent with any questions.



OR TEXT 23266 TO 39200

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

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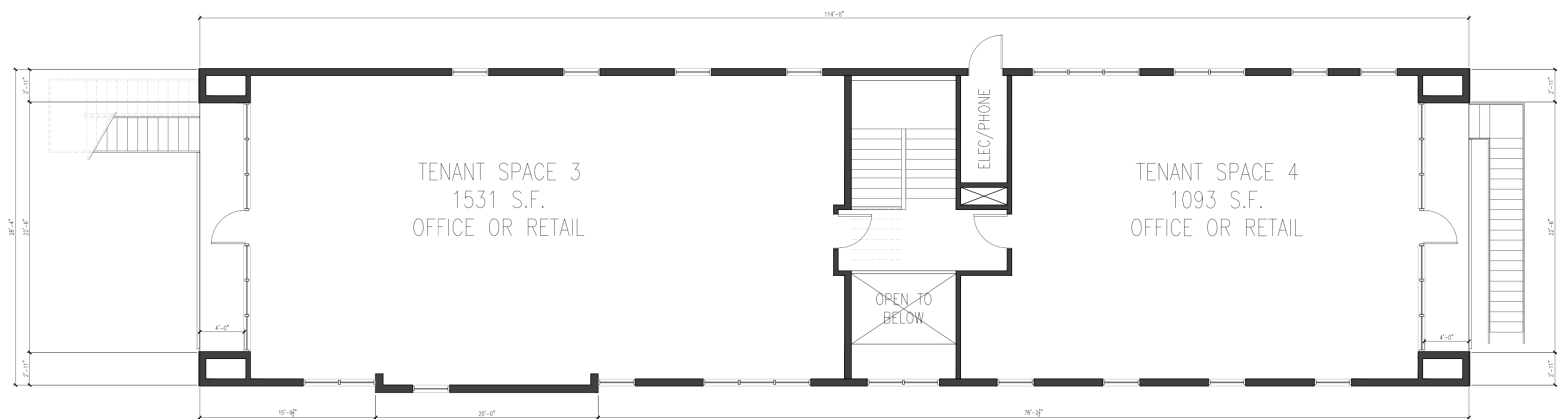


PHOTOS

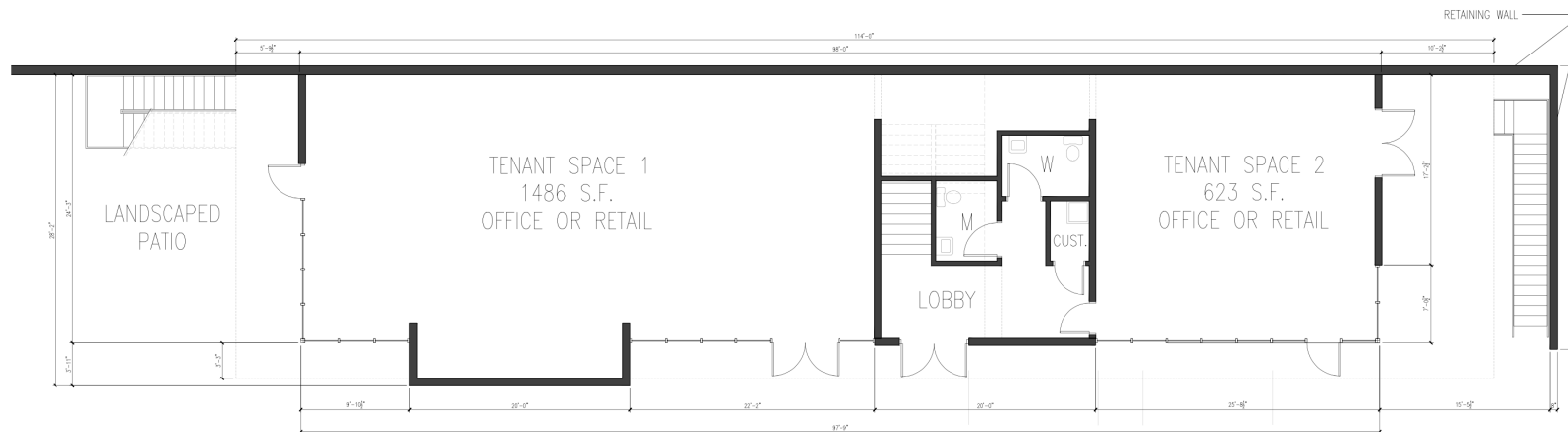




# FLOOR PLAN

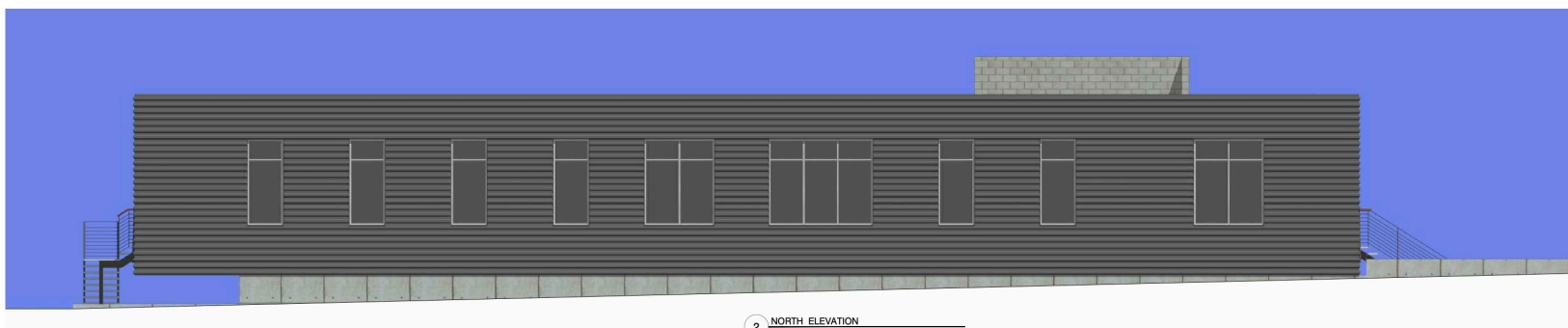


2ND FLOOR PLAN  
1/4" = 1'-0"



MAIN FLOOR PLAN  
1/4" = 1'-0"

# ELEVATIONS



2 NORTH ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,272	49,419	95,152
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,243	17,502	33,265
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,162	\$104,389	\$108,470

## Traffic Counts

STREET	AADT
3050 E	29,000
Red Cliffs Dr	24,000

# 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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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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