



# FOR LEASE

465 S Bluff Street  
St George, UT 84770

- High-visibility
- Offering excellent exposure and traffic.
- The lot accommodates 20+ vehicles

**±2,376 SF | RETAIL**

## Property Specs

LEASE PRICE **\$2.11/SF/Month + NNN**

BUILDING SIZE | SF **±2,376 SF**

YEAR BUILT **1988**

TYPE **Retail | Vehicle Related**

LOT SIZE **0.41**

- Prime Car Lot for Lease on South Bluff Street
- High-visibility location with over 200 feet of Bluff Street frontage
- Excellent exposure and traffic
- Lot accommodates 20+ vehicles
- Includes a garage for added convenience
- Building features:
  - Spacious reception area
  - Open work area
  - Private enclosed office
- Ideal for automotive sales, service, or other high-traffic business use
- For details or to schedule a showing, contact Kevin



# SUMMARY



OR TEXT 23299 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





PHOTOS

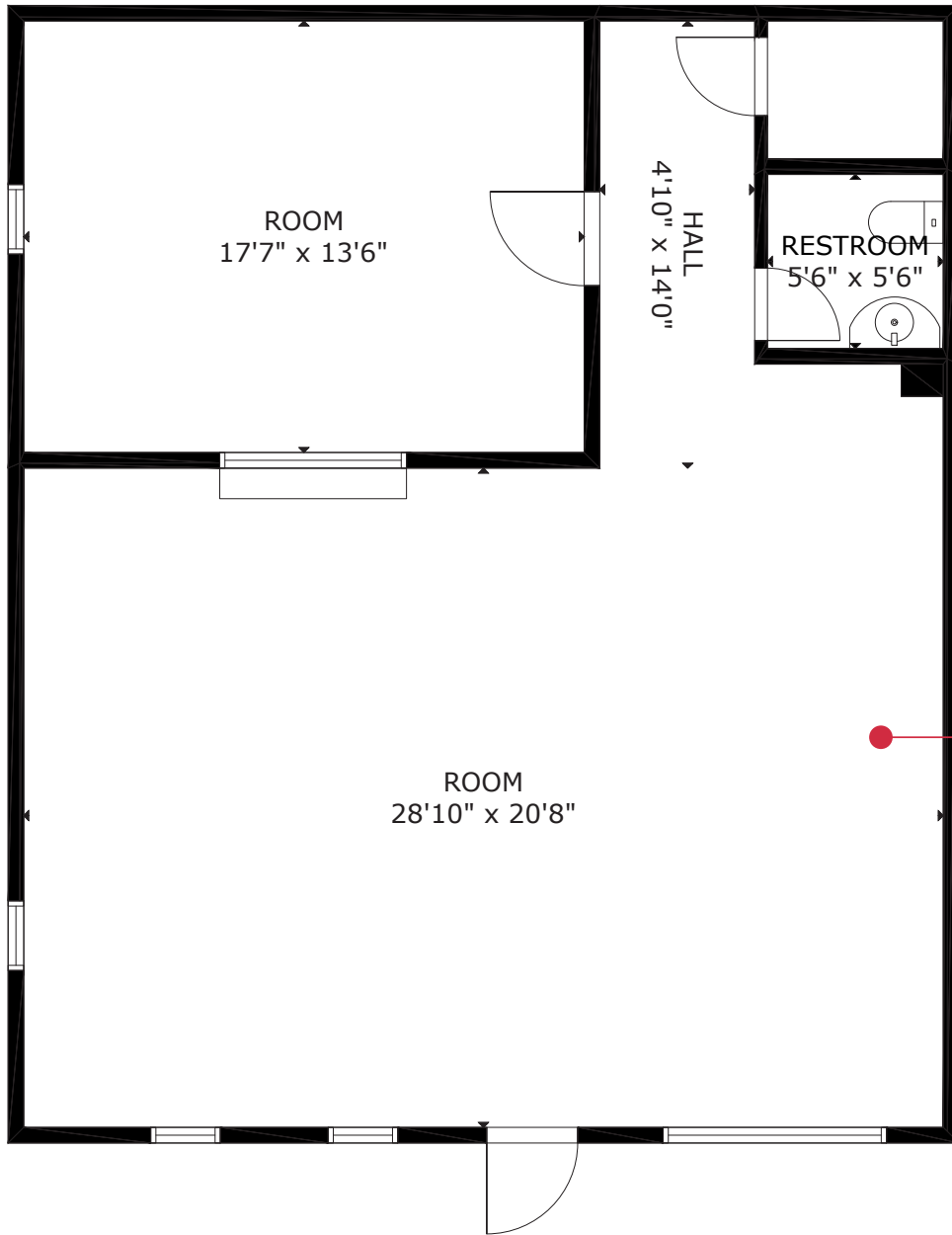


# AREA MAP



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

# FLOOR PLAN



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# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,851	55,079	115,629
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,302	20,129	39,965
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,865	\$100,799	\$113,195

## Traffic Counts

STREET	AADT
Bluff St	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.

## **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 Vegas. 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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