

215 W St George Blvd
St George, UT 84770

± 5,300 SF | RETAIL

Property Specs

LEASE RATE **\$1.65/SF/Mo/NNN**

BUILDING SIZE **± 5,300 SF**

LOT SIZE **± 0.92 AC**

YEAR BUILT **1986**

- Central Business district retail for lease
- Recently remodeled space, great for retail/flex use
- Great location with high visibility, traffic counts and easy accessibility
- Dock high door
- Call Curren to arrange showing
- Do not disturb current tenant

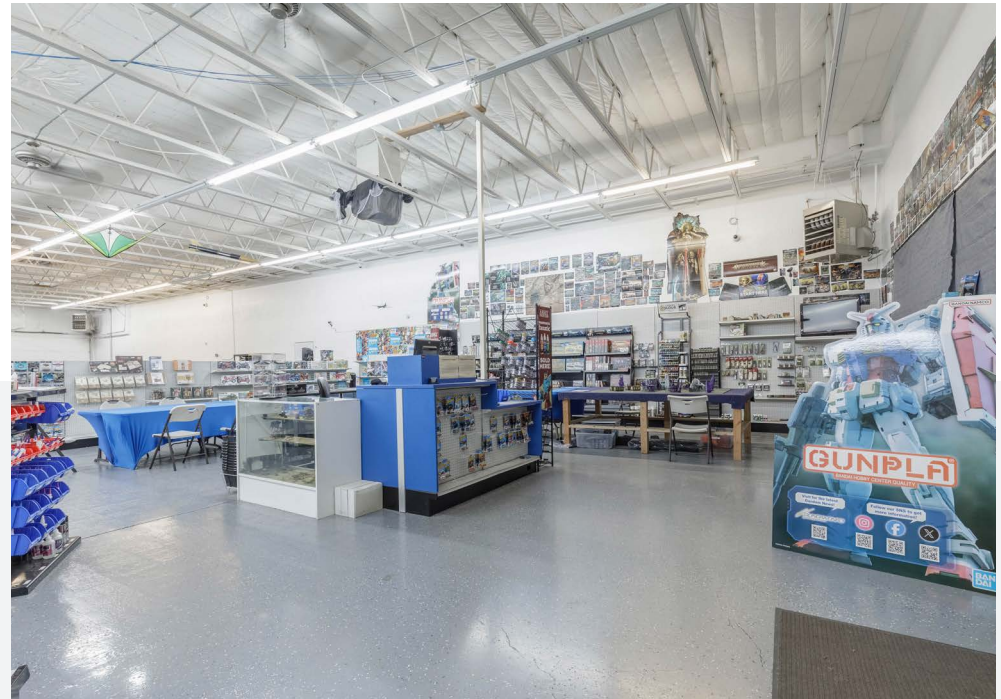


OR TEXT 23492 TO 39200

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

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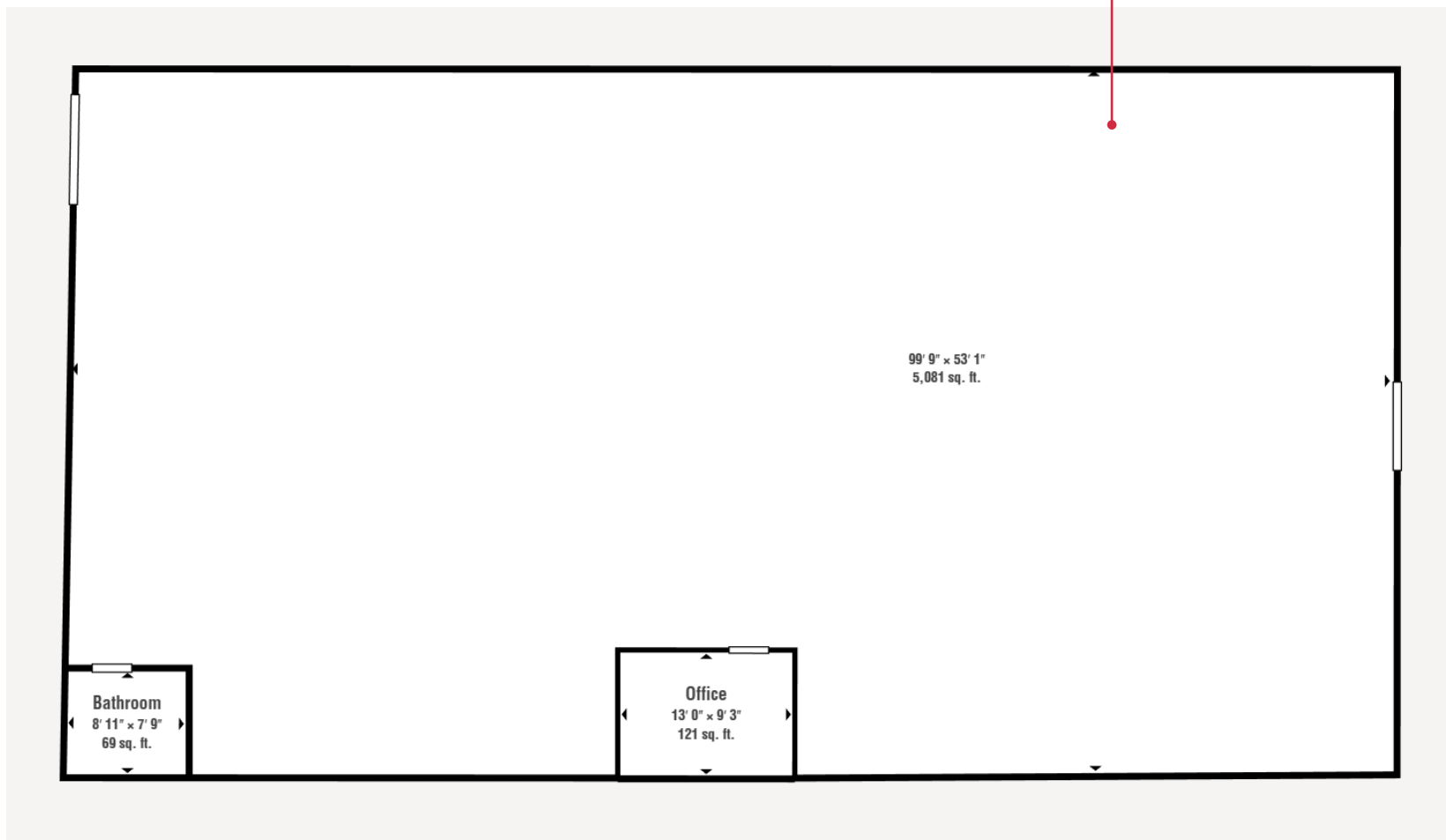




PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

[illegible]

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	8,690	57,315	112,477
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,376	21,352	39,963
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$71,150	\$89,425	\$105,391

Traffic Counts

STREET	AADT
St. George Blvd	24,000
Bluff St	27,000

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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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.

Non-Warranty

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No Obligation

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