



FOR
LEASE

215 W St George Blvd
St George, UT 84770

\pm 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



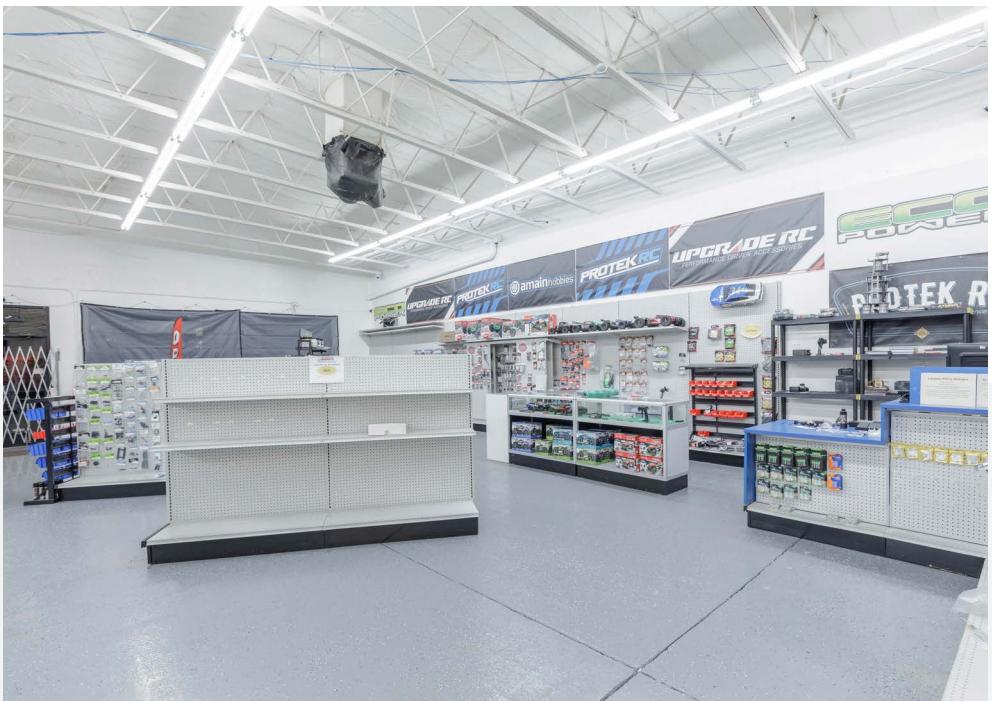
FOR MORE INFO
CLICK HERE

OR TEXT 23492 TO 39200
Message frequency will vary. Message and data rates
may apply. Reply HELP for help or STOP to cancel.

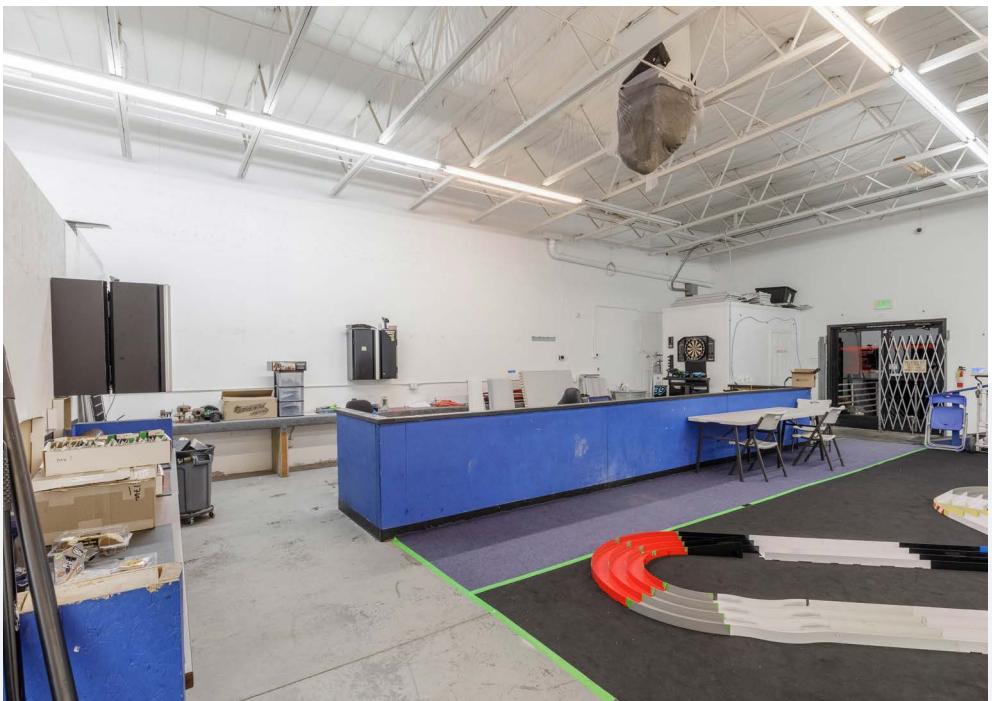
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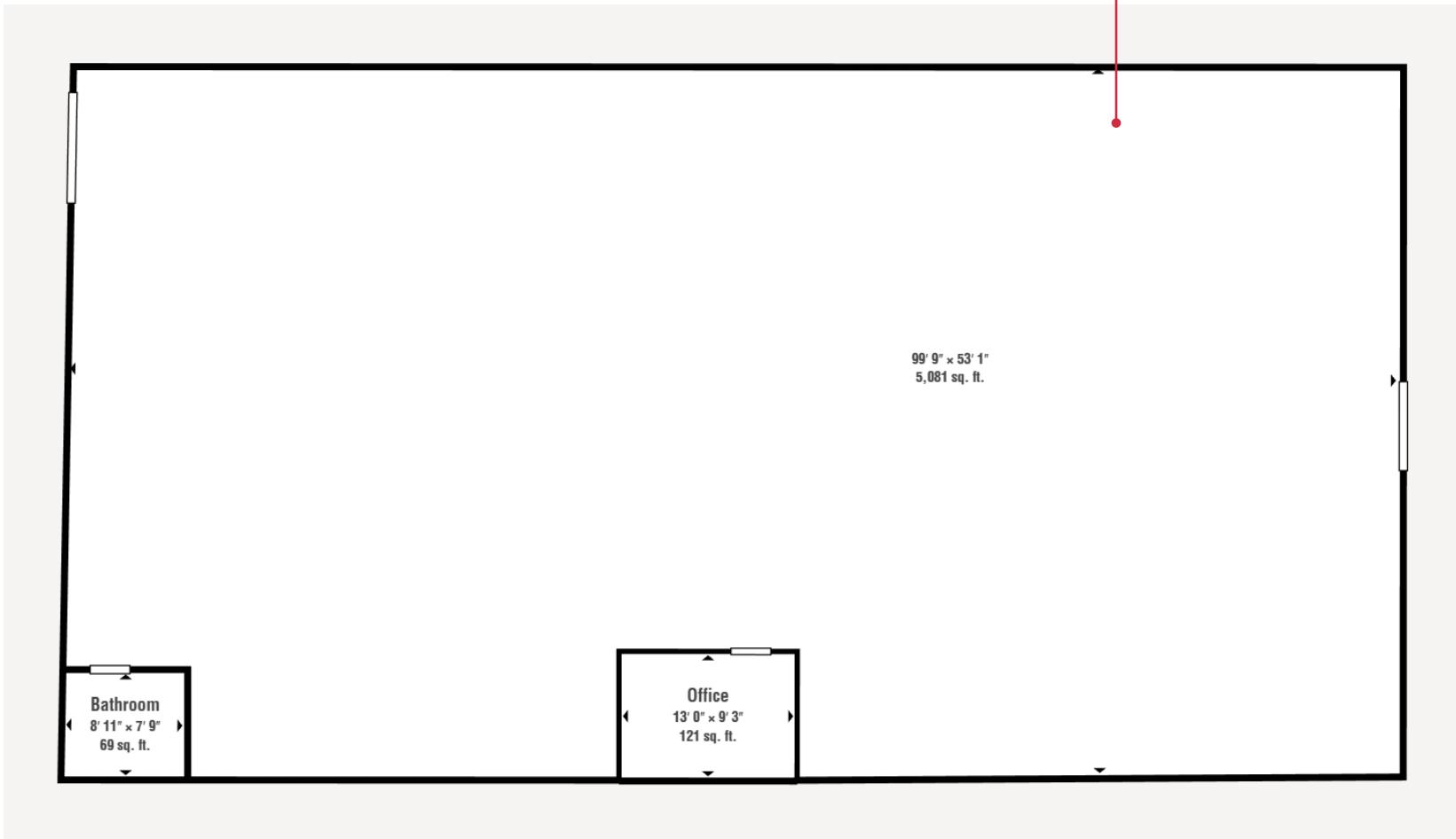
PHOTOS



PHOTOS



FLOOR PLAN



AREA MAP



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

DEMOCRAPHICS



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.

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 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.

Non-Warranty

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

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1.1 BIL

SF MANAGED

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TOP 6

2024 LIPSEY RANKING



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