

**FOR
LEASE**



918 N 2720 E ST. GEORGE



WHITECROW
REAL ESTATE

PROPERTY DETAILS

SALE PRICE \$3.00 PSF & .38 CAM NNN

YEAR BUILT 2001

BUILDING SIZE +/- 3,161 SF

LOT SIZE +/- 0.75 Acres

TAX ID SG-ESGC-5

- Convenient Access to I-15: Easily reachable for local residents and travelers alike.
- High Volume of Local and Tourist Traffic: Positioned in a busy area that attracts footfall year-round.
- Proximity to Established Businesses
- Prominent Signage and High Visibility
- Generous Parking Availability: Ample parking space accommodates both customers and employees comfortably.
- Drive-Thru Window and Essential Equipment Included: Well equipped for operational efficiency, ensuring a seamless customer experience.



Stan C. Winward, GRI

Realtor

1146 Blackberry Circle

St George, UT 84790

(435) 229-7563

stanwinward@gmail.com

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DEMOGRAPHICS

POPULATION	0.3 Miles	0.5 Miles	1 Mile
2024 Population	3,201	9,344	39,010
HOUSEHOLDS	0.3 Miles	0.5 Miles	1 Mile
2024 Households	77	1,299	14,092
INCOME	0.3 Miles	0.5 Miles	1 Mile
2024 Average HH Income	\$7,349	\$20,797	\$48,395

Traffic Counts

STREET	AADT
Red Cliffs Drive	22,750
STREET	AADT
Veterans Memorial Highway	59,120



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LOT MAP



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