



# FOR SALE

132 N 500 E  
St. George, UT 84770

- 3,087 SF | 2nd Story
- 10,462 SF | Main Floor
- Large open spaces and dock-high OH doors

**± 13,549 SF | RETAIL**



## Property Specs

SALE PRICE	<b>\$2,975,000</b>
BUILDING SF	<b>± 13,549 SF</b>
SECOND LEVEL SF	<b>± 3,087 SF</b>
LOT SIZE	<b>± 0.41 Acre</b>
YEAR BUILT	<b>1971</b> Subsequent Remodels
CLASS	<b>B</b>
ZONING	<b>C-3</b>
TYPE	<b>Retail   Free Standing</b>
TAX ID	<b>SG-1342-A</b>

- Large former furniture building for sale in the heart of St George.
- Open floor plan
- Fantastic signage, block construction



OR TEXT 23132 TO 39200

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SUMMARY





PHOTOS

1971 ± 13,549  
YEAR BUILT TOTAL SF AVAILABLE





# PHOTOS



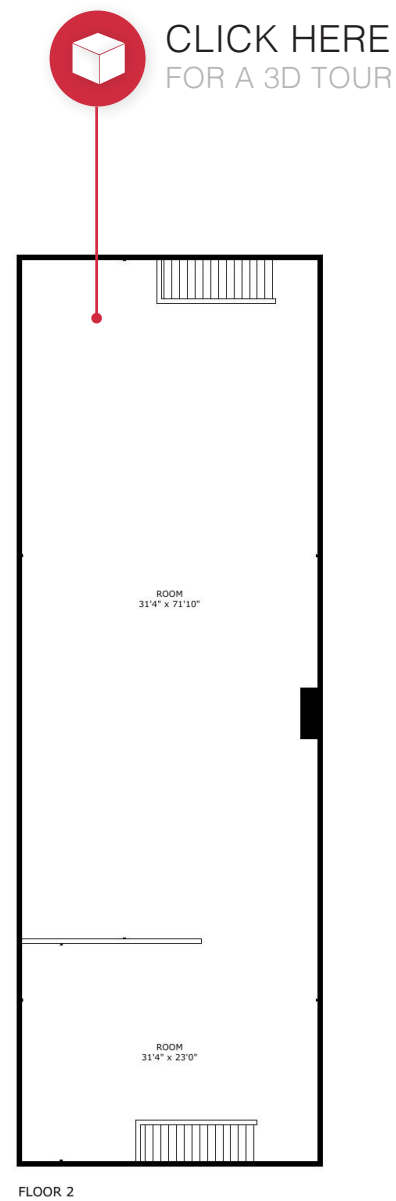
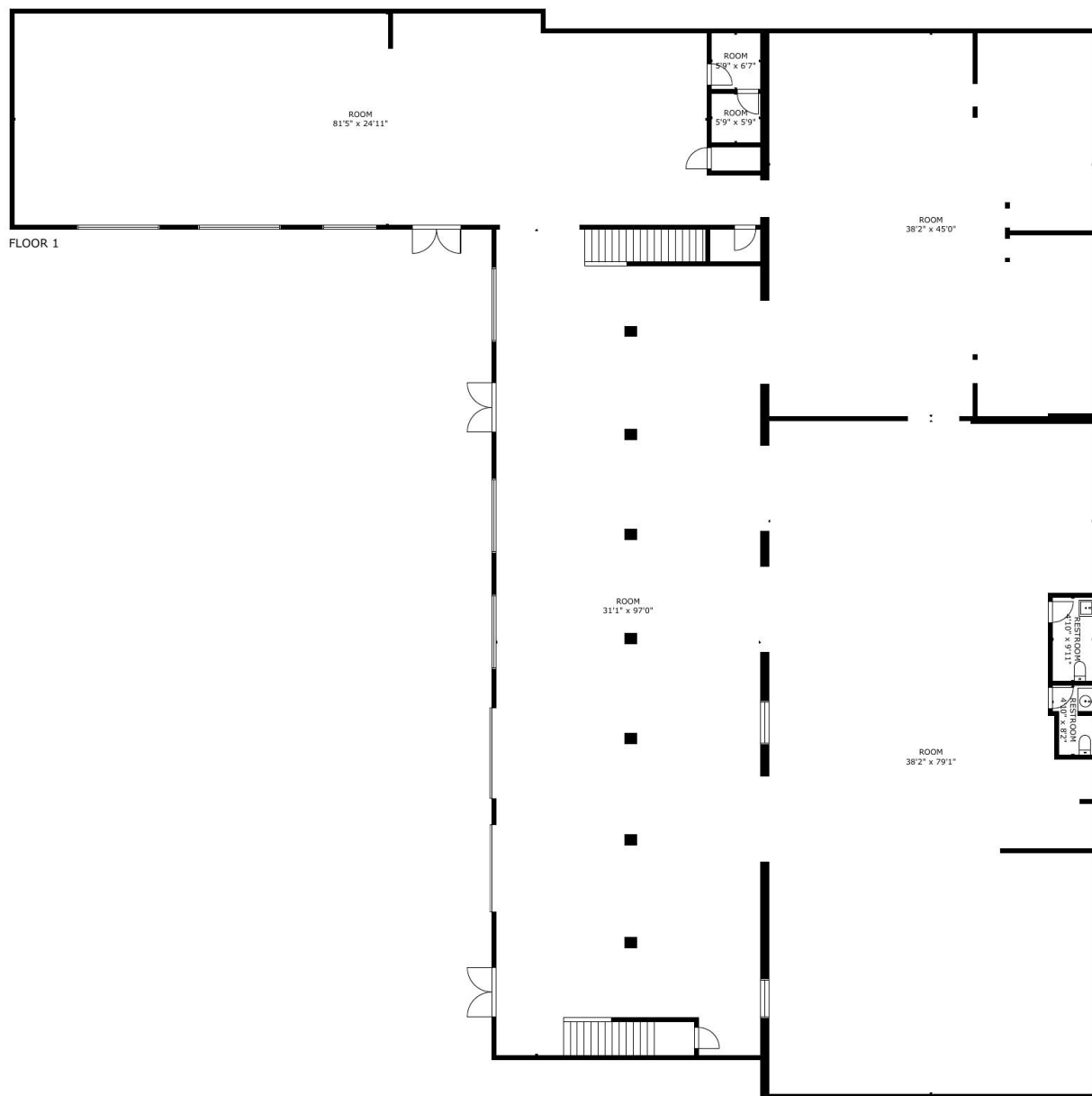


# AREA MAP





# FLOOR PLAN





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	3,353	40,115	75,926
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,039	13,608	25,535
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$135,075	\$115,583	\$120,349

## Traffic Counts

STREET	AADT
E Industrial Rd	13,697
S Washington Field Rd	12,121

# 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

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