

# FESTIVAL PLAZA SHOPPING CENTER



Steve Pruitt, Listing Broker  
(801) 673-8580, ext. 2

969 North 3050 East  
St. George, Utah

**RETAIL SPACE AVAILABLE**



### **1,630 Square Foot Option**

Lease Rate: \$27.75 per square foot

NNN: \$5.00 per square foot

Lease Term: 3-10 Years

2nd Generation Restaurant Space

### **3,240 Square Foot Option**

Lease Rate: \$27.00 per square foot

NNN: \$5.00 per square foot

Lease Term: 3-10 Years

2nd Generation Restaurant Space

### **Festival Plaza**

Retail Center located off Green Springs Drive near I-15 featuring Freddy's Steakhburgers, O'Reilly Auto Parts, Bishop's Grill, and Washington Veterinary Clinic.

The site is located between Albertson's and Sportsman's Warehouse. Other neighboring merchants include Costco, Home Depot, Walmart, Best Buy, Boot Barn, Mountain America, Zions Bank, In-N-Out Burger, and Jack In The Box.

## **Area Highlights**

Green Springs Drive has an ADT of 30,000 vehicles.

Near I-15 exit at Green Springs Drive on the St. George and Washington border.

Neighboring Big Box Retailers include Albertsons's, Sportsman's Warehouse, Costco, Home Depot, Walmart, Best Buy, Petco, Kohls, Ross, Natural Grocers, and Boot Barn.

Nearby area restaurants include Freddy's Steakhouses, Bishop's Grill, Hearty Beet, In-N-Out Burger, Jack In The Box, Starbucks, Little Caesar's Pizza, Cupbop, IHOP, and McDonalds.



Other neighboring merchants include Zions Bank, Chase Bank, Discount Tire, Edward Jones, Discount Mattress, Washington Vet Clinic, Harbor Freight, Grease Monkey, and AT&T.

Site is across the street from planned 110 acre mixed-use development.

## **Market Highlights**

St. George, with a city population of 111,407 and a metro population of 213,670, is the 8th fastest growing metro area in the United States with a population over 10,000.



5-mile radius population is over 54,000 residents. HHI for this area is \$80,632. Median HHI for St. George is \$86,983.

Washington County forecasts 84% population growth over next 30 years.

# Regional Trade Area

