

3061 E 750 N SAINT GEORGE UTAH

3061 E 750 N, Saint George, UT 84790



EXECUTIVE SUMMARY



LEASE RATE \$2.25 SF/MONTH

OFFERING SUMMARY

Available SF:	0.5 Acres
Lease Rate:	\$2.25 SF/month (Ground)
Lot Size:	0.5 Acres
Zoning:	C-3
Market:	Land
Submarket:	Retail

PROPERTY OVERVIEW

+/- 1/2 Acre for Land Lease. Located Directly across from the busiest store in Southern Utah for over 20 years now. With Utilities stubbed to the property it makes for an excellent location for any potential retailer. With an daily average traffic count of 29,000 ADT. This is a prime location for anyone looking to expand in Southern Utah.

PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking for customers
- Proximity to major retail and dining establishments
- Accessible and convenient access to I-15
- Shared Pylon Sign Available
- Surrounded by National Retailers
- Located in A Growing Area

For More Information:

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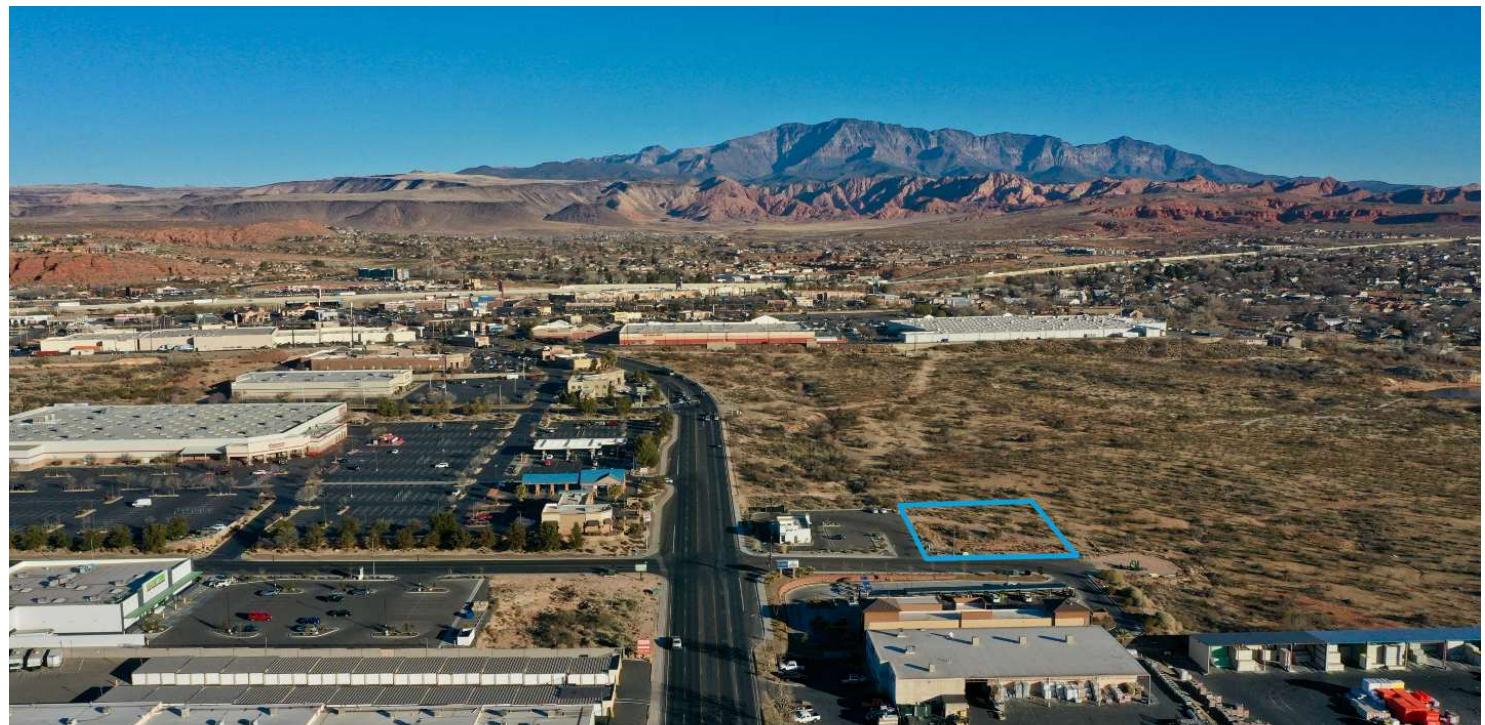
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ADDITIONAL PHOTOS



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RETAILER MAP



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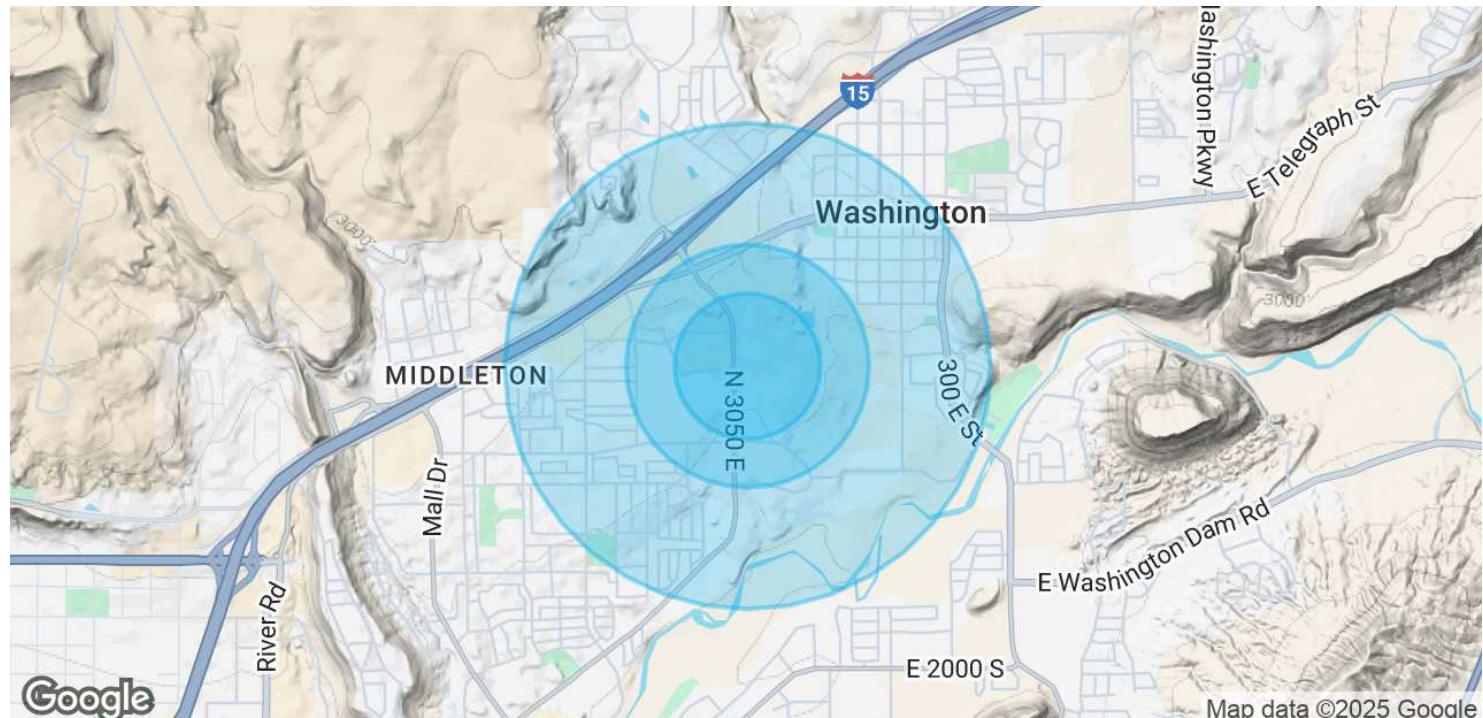
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,201	9,344	39,010
Average Age	20	22	26
Average Age (Male)	20	22	26
Average Age (Female)	20	22	25

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	1,299	14,092
# of Persons per HH	41.6	7.2	2.8
Average HH Income	\$7,349	\$20,797	\$48,395
Average House Value	\$402,799	\$398,683	\$533,887

Demographics data derived from AlphaMap

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For More Information:

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