

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:

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

JACK POLNISCH
435.359.4908
jack@linxcre.com

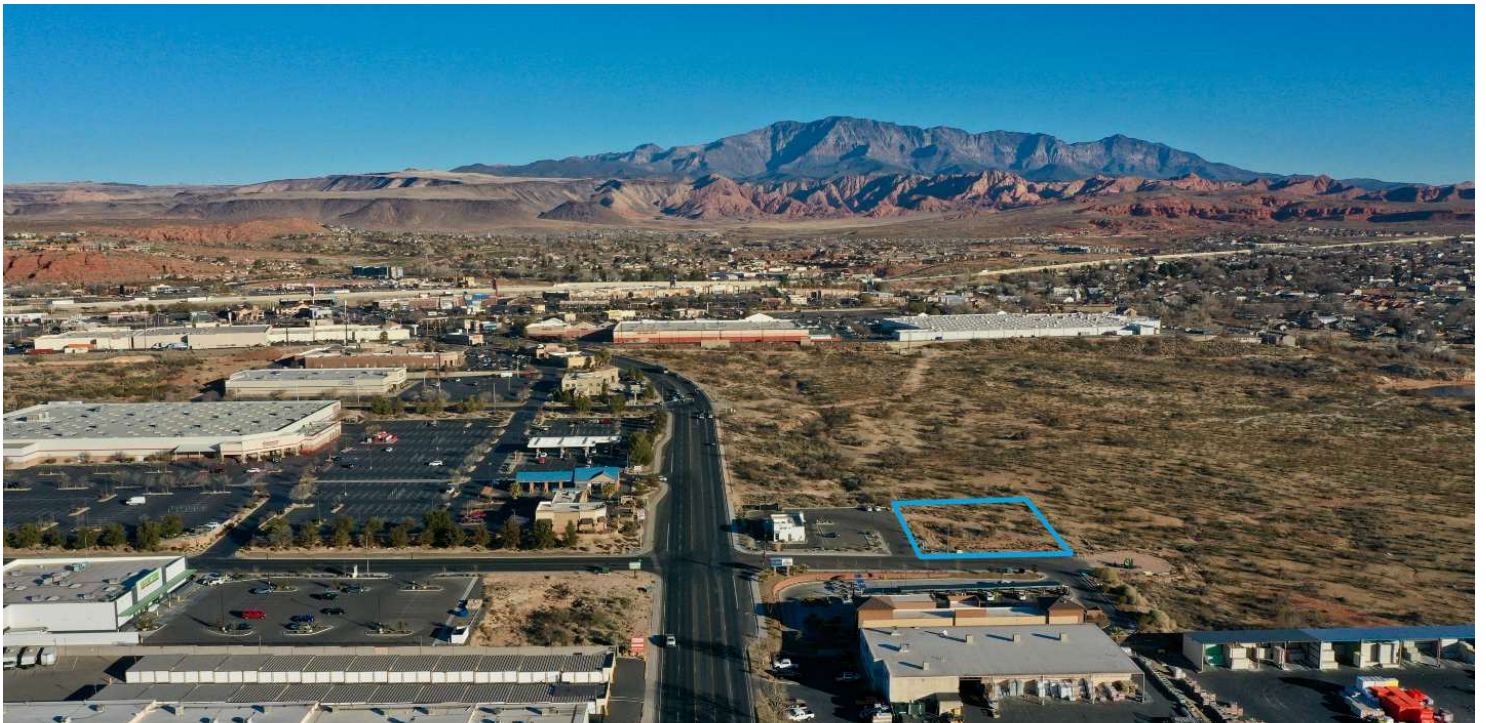


3061 E 750 N SAINT GEORGE UTAH

3061 E 750 N, Saint George, UT 84790



ADDITIONAL PHOTOS



For More Information:

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

JACK POLNISCH
435.359.4908
jack@linxcre.com



3061 E 750 N SAINT GEORGE UTAH

3061 E 750 N, Saint George, UT 84790



RETAILER MAP



For More Information:

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

JACK POLNISCH
435.359.4908
jack@linxcre.com

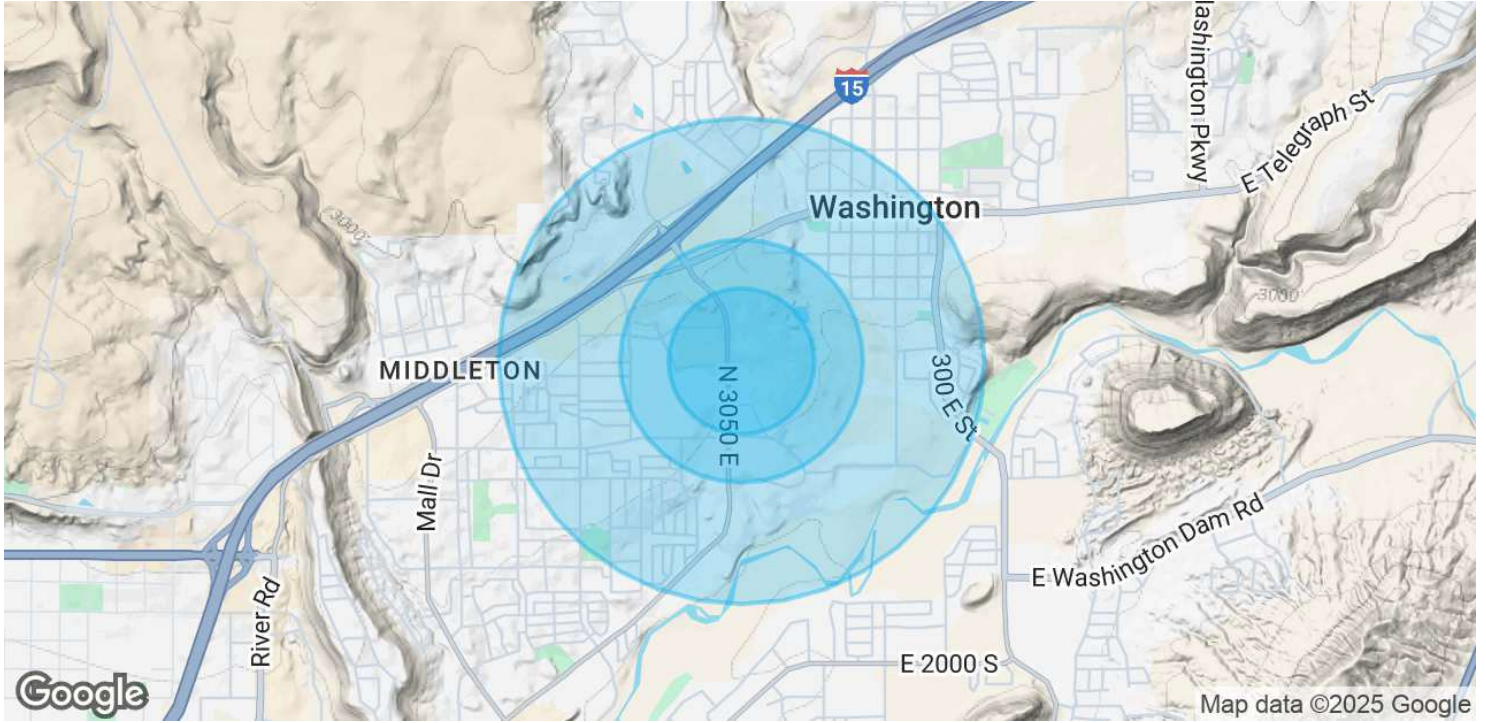


3061 E 750 N SAINT GEORGE UTAH

3061 E 750 N, Saint George, UT 84790



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

For More Information:

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

JACK POLNISCH
435.359.4908
jack@linxcre.com





COPYRIGHT

The subject matter on and accessible from Company (LINX Commercial Real Estate web sites, online publishing, MLS, Costar, LoopNet, Property Line, and other property databases, and publications is copyrighted. Apart from fair dealing permitted by the Copyright Act 1968, Broker and any affiliate or agent grant permission to access, download and reproduce copyrighted material only for personal and non-commercial use. However, any such reproduction must include the appropriate copyright notice and/or credit for said work in form and substance acceptable to the copyright holder. This shall include, without limitation all photographs, video, sound, mapping, and other graphics found on any online property database or printed material. For reproduction or use of copyrighted material beyond personal and non-commercial uses, written permission must be obtained directly from the copyright holder. If given, permission will be subject to the requirements as above or as determined by the copyright holder when the material is reproduced or quoted, in whole or in part. No right, title or interest in any material is transferred to you as a result of accessing, downloading or reproducing such materials. Any and all Company or other protected marks are not to be used without prior written permission and may not be modified in anyway, nor may any mark notation be removed. Other trademarks may apply to elements within our marketing.

ACCURACY OF INFORMATION

The information contained herein, including physical measurements, has been obtained from sources deemed reliable; however, no warranties are made, either expressed or implied, regarding the accuracy of the information herein, including any property dimensions. Price, terms, property features, and availability subject to change without notice. Prospective purchasers or tenants are strongly encouraged to perform thorough due diligence with the assistance of the appropriate professional.

CAUTIONARY STATEMENT REGARDING FORWARD LOOKING INFORMATION

The Company may produce and offer "forward-looking statements" within the meaning of the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. Forward-looking statements can be identified by words such as: "anticipate," "intend," "plan," "goal," "seek," "believe," "project," "estimate," "expect," "strategy," "future," "likely," "may," "should," "will" and similar references to future periods with respect to certain properties, investments, and the market. Forward-looking statements are neither historical facts nor assurances of future performance. Instead, they are based only on our current beliefs, expectations and assumptions regarding the future of our business, future plans and strategies, projections, anticipated events and trends, the economy and other future conditions. Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict and many of which are outside of our control. Our actual results and financial condition may differ materially from those indicated in the forward-looking statements. Therefore, you should not rely on any of these forward-looking statements.

NO LEGAL OR TAX ADVICE

Company and its agents are not licensed accountants or attorneys, and are not authorized to give tax and legal advice. Any discussion by Company and its agents (or any materials that contain information) regarding tax or legal issues is for convenience only and should not be relied on and is not a substitute for careful tax and legal planning. ACCORDINGLY, EACH PROSPECTIVE BUYER AND SELLER IS URGED TO CONSULT HIS OR HER OWN TAX AND LEGAL ADVISERS WITH REFERENCE TO THEIR OWN TAX SITUATION AND THE LEGAL IMPLICATIONS OF ANY TRANSACTION OR DOCUMENT.

AGENCY & COMMISSIONS

Company does not recognize nor offer sub-agency without prior written agreement. Company does not cooperate on commissions to unlicensed persons or entities, or cooperate with brokers licensed outside the State of Utah without proper verification of reciprocity, a temporary practice permit, or other legally recognized written referral agreements. In some circumstances, attorneys may be allowed to participate in commissions, subject to full disclosure, proof of representation, and prior written agreement. Company reserves the sole right to determine whether compensation will be given to a licensee that cannot produce proof of representation in a transaction in substantial written form acceptable to Company. Selling bonuses are subject to change and/or cancellation without notice. Agents should consult listing agents to verify any compensation.

For More Information:

CONNOR BROOKSBY

JACK POLNISCH

Associate

Director

435.215.5891

435.359.4908

connor@linxcre.com

jack@linxcre.com

2 West St. George Blvd

St. George, UT 84770

435.359.4900 | linxcre.com

