



FOR SALE

PRICE REDUCED

4550 S Airport Pkwy,
SG-AIR-56-F
St. George, UT 84790

- 60 x 20 hydraulic door
- Customization options available
- Interior build-out capability

± 4,800 SF | INDUSTRIAL

Property Specs

OFFERED PRICE **Price Reduced | \$699,000**

BUILDING SIZE | SF **± 4,800 SF**

LOT SIZE **± 0.11 Acres**

YEAR BUILT **1995**

TYPE **Retail | Neighborhood Center**

- Dimensions: 60 x 80
- Door: 60 x 20 hydraulic door
- Customization options available
- Interior build-out capability
- Location: East side
- Please call Listing agent with any inquiries.



OR TEXT 22802 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

AREA MAP



St. George

BLOOMINGTON HILLS

St George
Airport

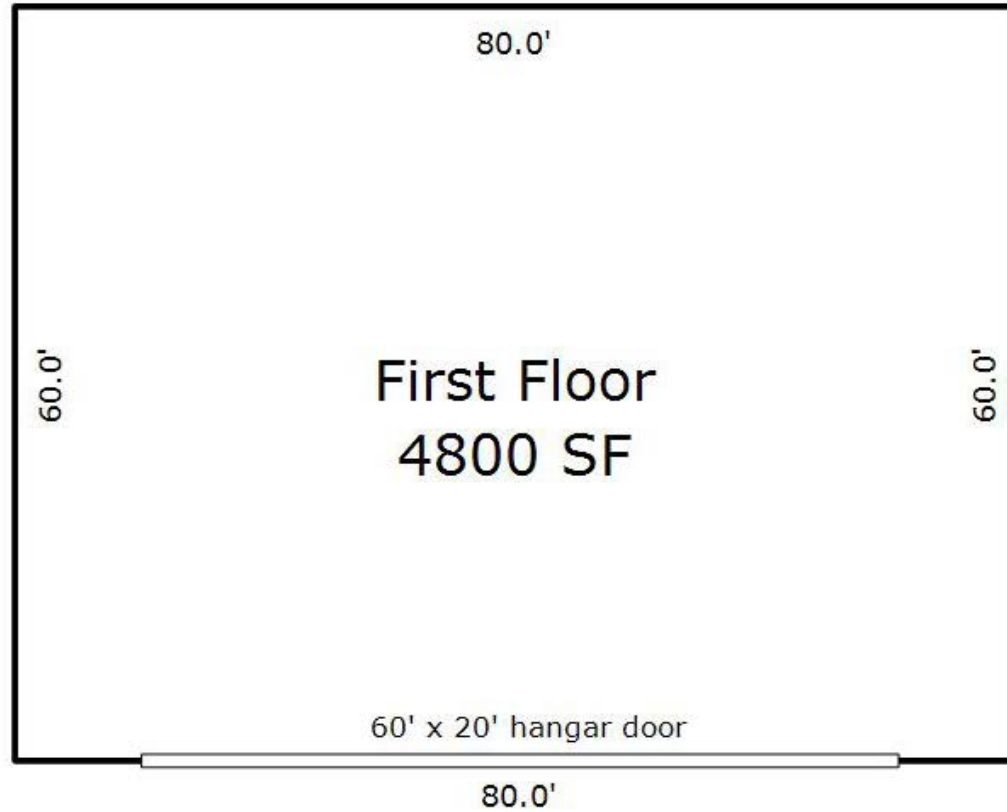
SITE

Southern Pkwy

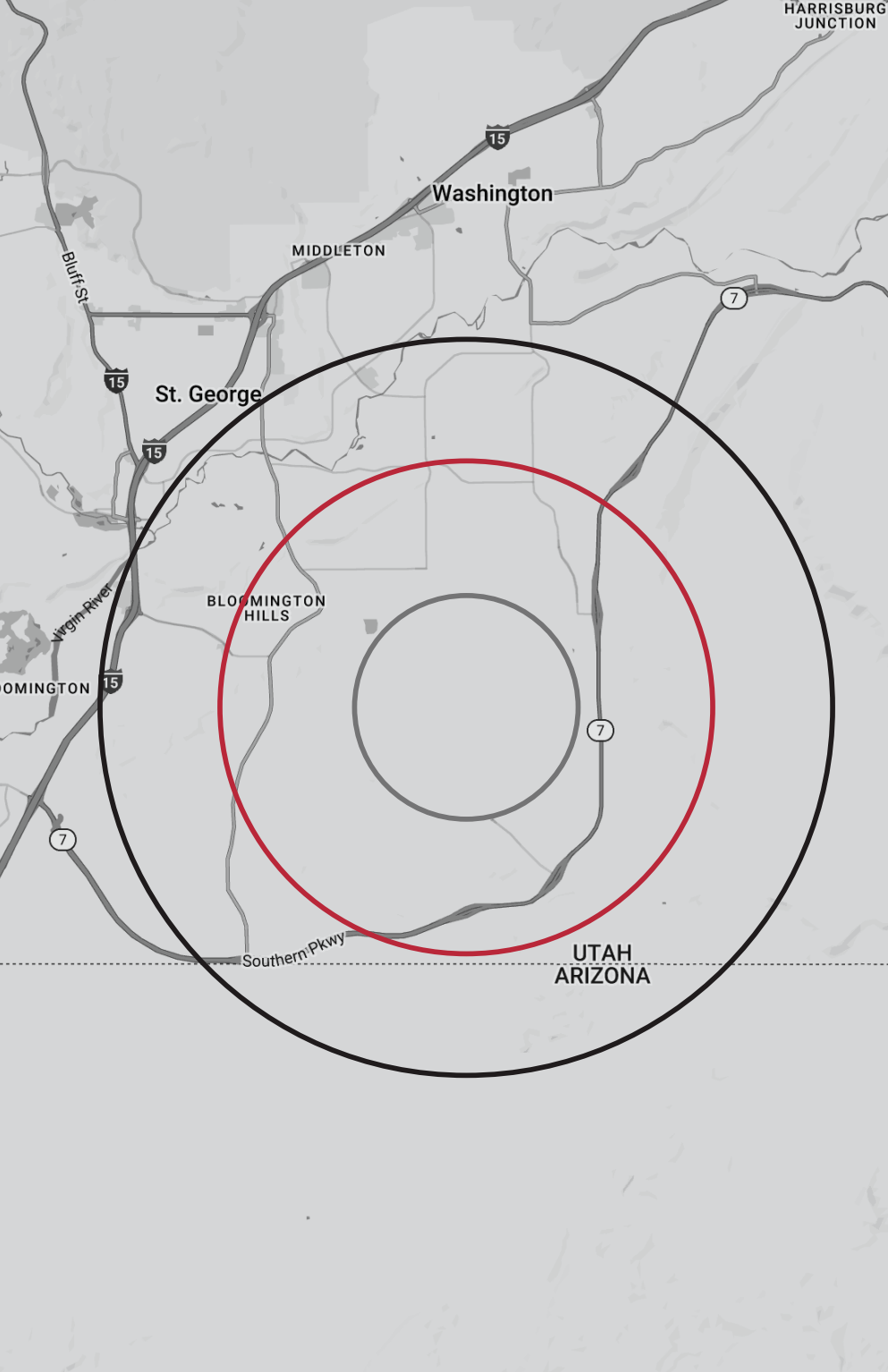
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN

Hangar 56 F



| TOTAL SF | LEASE RATE | YEAR BUILT | ADDITIONAL FEATURES |
|-------------------|------------|------------|--|
| ± 4,800 SF | | 1995 | Generous size of 60 x 80 for ample room to breathe and create. Features a 60 x 20 hydraulic door |



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 169 | 23,030 | 50,855 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 24 | 6,208 | 15,287 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$150,150 | \$154,732 | \$148,485 |

Traffic Counts

| STREET | AADT |
|---------------------|-------|
| Airport Parkway | 4,200 |
| Desert Canyons Pkwy | 5,900 |

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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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