

FOR  
SALE



FORT ZION  
GIFT SHOP & RESTAURANT



*Shellee Haines*

PRINCIPAL BROKER  
435-339-2522

4317 S Pioneer Rd. SUITE 100 | St. George, UT, 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)



# PROPERTY DETAILS

SALE PRICE	\$4,500,000
YEAR BUILT	1998
BUILDING SIZE	+/- 8,500 SF
LOT SIZE	+/- 5.79 Acres
TAX ID	V-2-1-21-241

- Impressive and thriving family owned business at the gateway of Zion National Park
- Expansion opportunities
- Includes FF&E including fully equipped kitchen
- Property and business is turn key
- Inventory to be sold under separate bill of sale
- Luxurious living quarters on sight



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# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	308	651	9,628
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	142	232	3,114
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,258	\$93,361	\$82,073

## Traffic Counts

STREET	AADT
State Rte 9/ 150 N	6,113

## Zion National Park Tourism

STREET	AADT
Zion National Park	3,376,273



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**5.78 Acres**

**±251,776.8 SQFT**

**LOT MAP**



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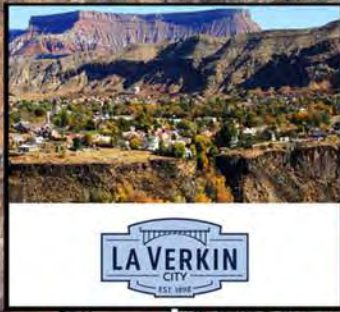
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# LOT MAP



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