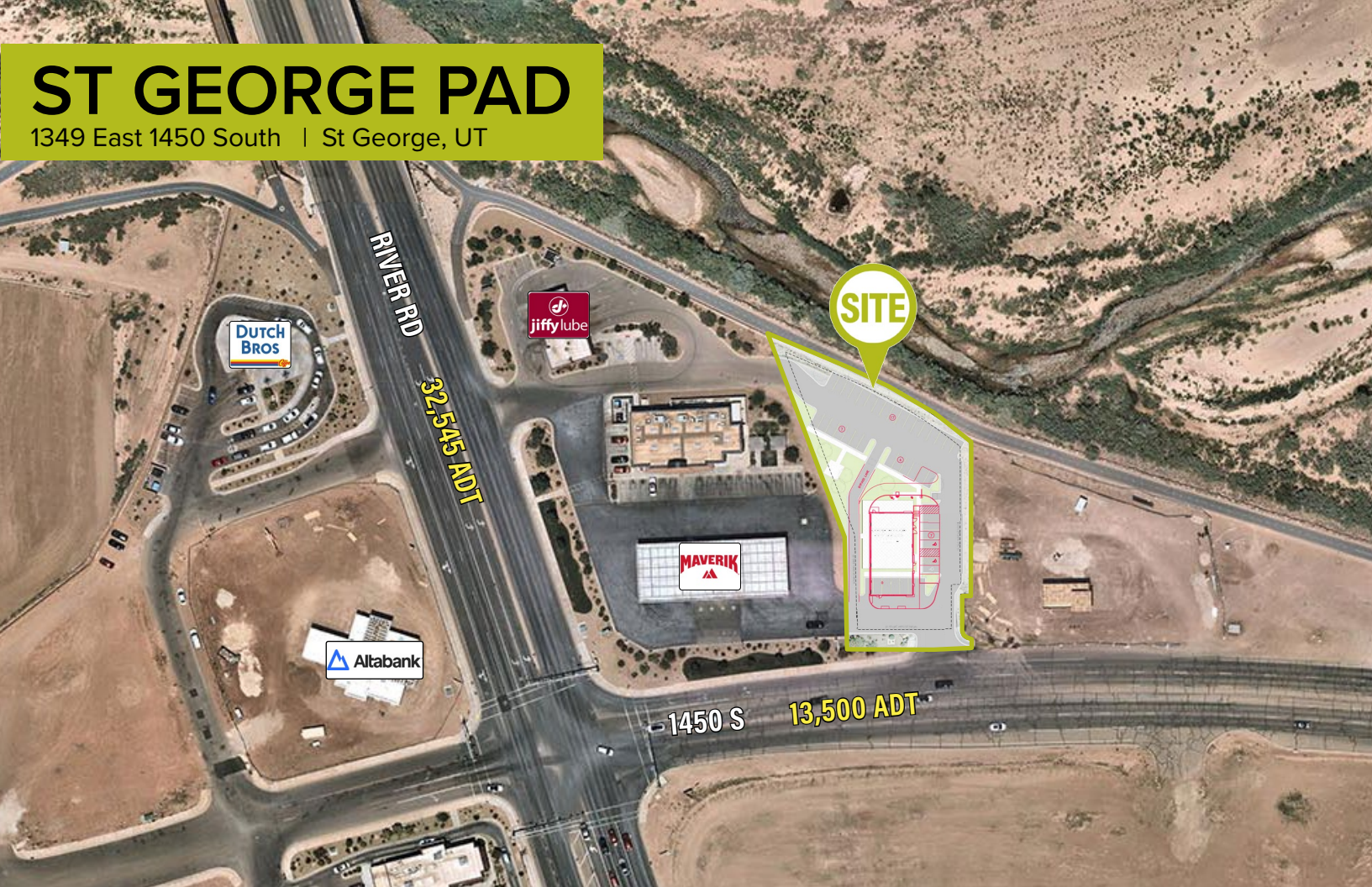


ST GEORGE, UT

LOCATION



ST GEORGE PAD

1349 East 1450 South | St George, UT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	6,437	65,160	118,341
2028 PROJECTED POPULATION	7,009	71,132	132,896
2023 EST. DAYTIME POPULATION	5,110	50,010	77,108
2023 EST. AVG HH INCOME	\$113,348	\$104,708	\$106,778
2023 EST. HOUSEHOLDS	2,443	21,970	40,754
2023 EST. BUSINESSES	403	3,690	5,508

TRAFFIC

1450 SOUTH
13,500 VEHICLES PER DAY

RIVER ROAD
32,545 VEHICLES PER DAY



HIGHLIGHTS

- 0.88 ACRE PAD AVAILABLE FOR GROUND LEASE
- DRIVE-THRU AVAILABLE
- LOCATED ON RIVER ROAD WITH STRONG TRAFFIC AND DEMOGRAPHICS
- HIGH VISIBILITY AREA
- ADJACENT TO MAVERIK, JIFFY LUBE, SUMMIT ATHLETIC CLUB, POPEYES, TAGG-N-GO CAR WASH
- MINUTES TO DIXIE REGIONAL MEDICAL CENTER AND EXIT 8

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1349 EAST 1450 SOUTH

