



FOR LEASE

1173 S 250 W Ste 505
St George, UT 84770

- Efficient floorplan
- Great tenant mix of medical and professional uses

±1,932 SF
DOWNTOWN OFFICE

Property Specs

LEASE RATE	\$1.70/SF/NNN
SPACE SQFT	Suite 505 ±1,932 SF
TOTAL GLA	±28,242 SF
YEAR BUILT	2007
TYPE	Office Suburban
ZONING	PDC

- Beautifully finished office, second floor
- Elevator
- Excess parking
- Efficient floorplan
- Great tenant mix of medical and professional uses



OR TEXT 23342 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











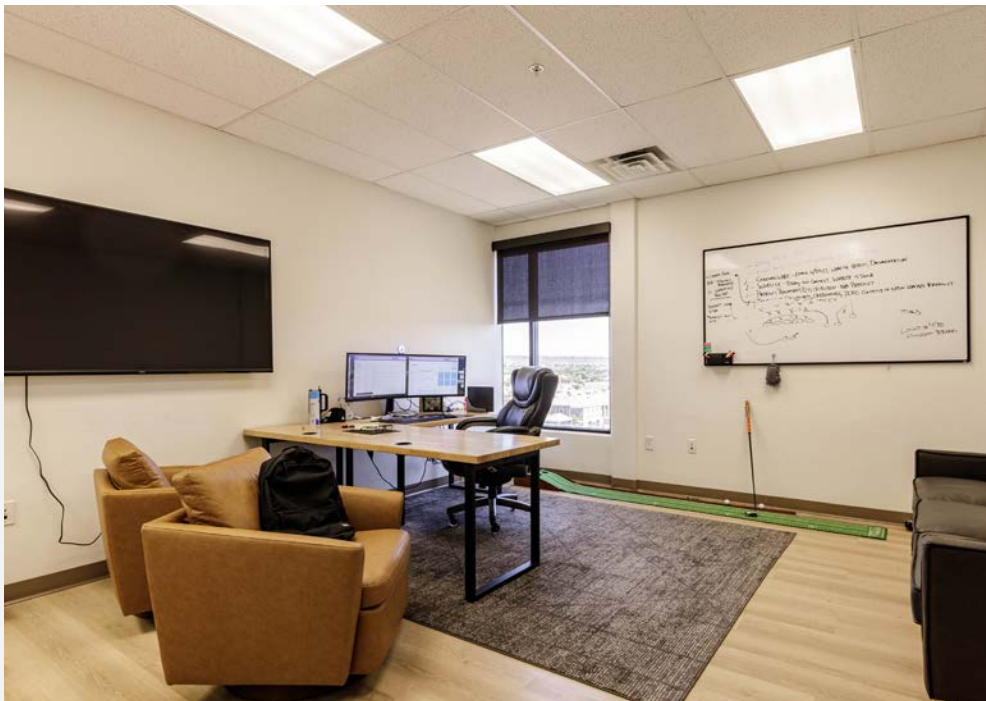








PHOTOS

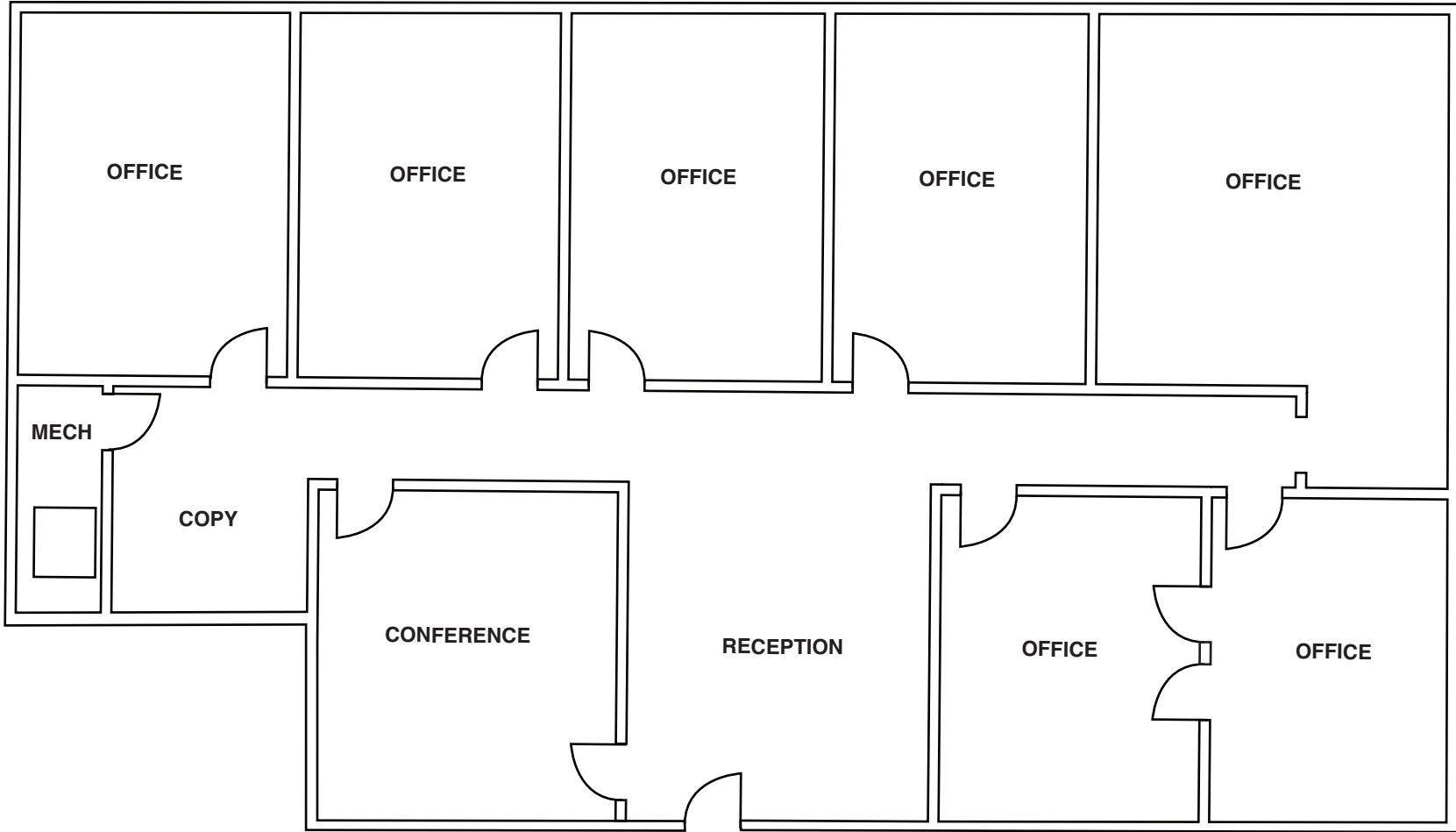




PHOTOS



FLOOR PLAN



DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	5,196	55,104	115,248
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,039	20,407	40,642
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$77,059	\$96,173	\$106,806

Traffic Counts

STREET	AADT
South Bluff Street	33,733
South Main Street	14,656

TERMS & CONDITIONS

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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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