

JENNINGS BOULEVARD CENTRE

335 E ST. GEORGE BLVD, ST. GEORGE, UT 84770

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	20,000 SF
Available SF:	1,745 SF
Lot Size:	1.11 Acres
Number of Units:	10
Year Built:	1999
Renovated:	2022
Zoning:	C-4
Market:	Office

PROPERTY OVERVIEW

This is a Class A office located in the heart of downtown St George. Tenancy includes Title, Investment/Financial, Real Estate and Dental. First level. Private offices, with windows and natural light. Kitchenette and storage rooms/closets.

PROPERTY HIGHLIGHTS

- Downtown Location
- Offices
- Conference Room
- Kitchenette/Breakroom
- Copy room
- Restrooms

JEFF BUSHNELL

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TIM LEBARON

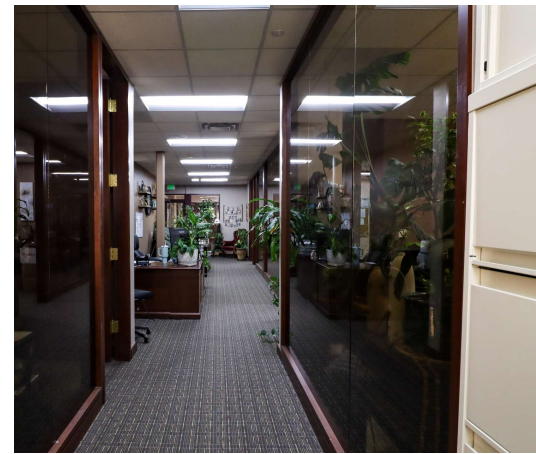
435.688.9740 x110
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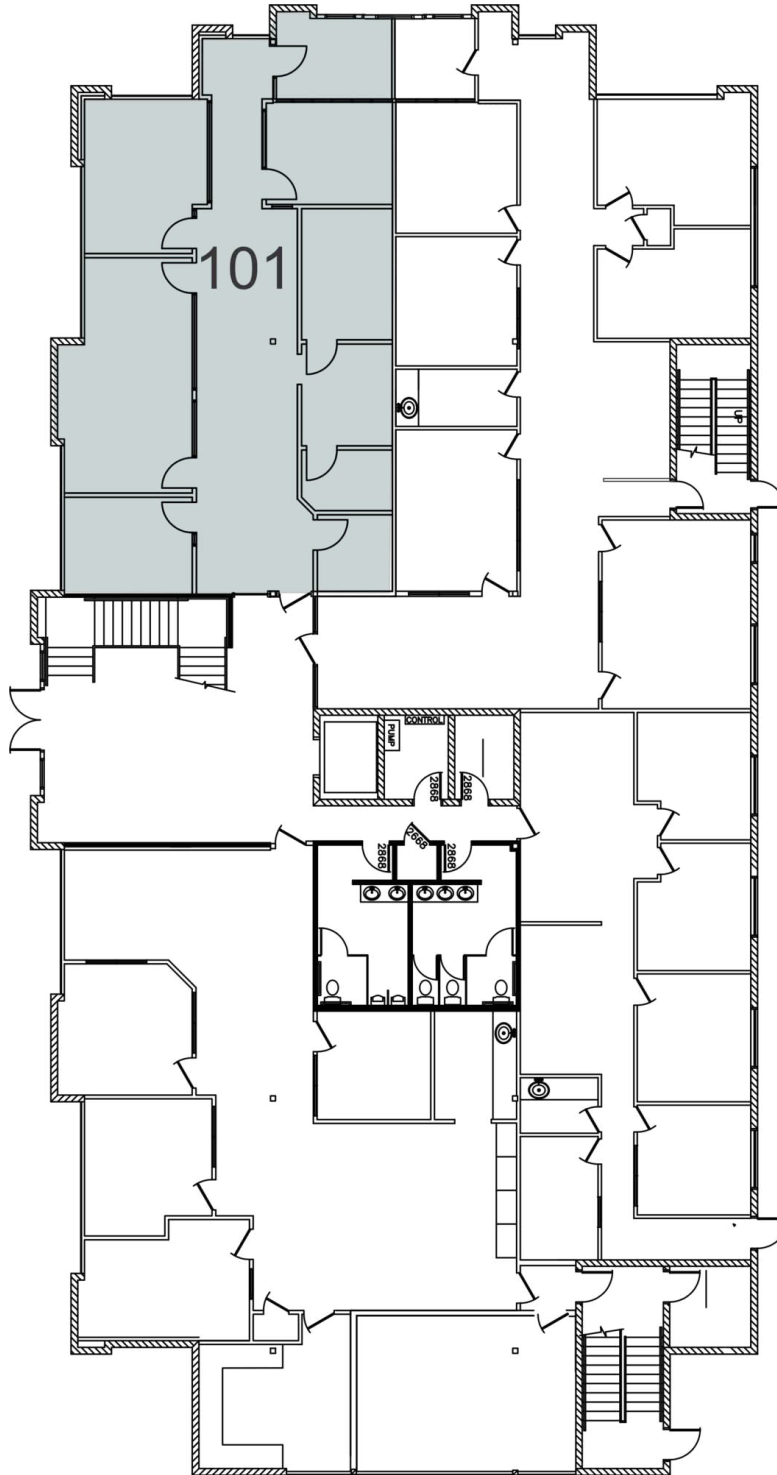
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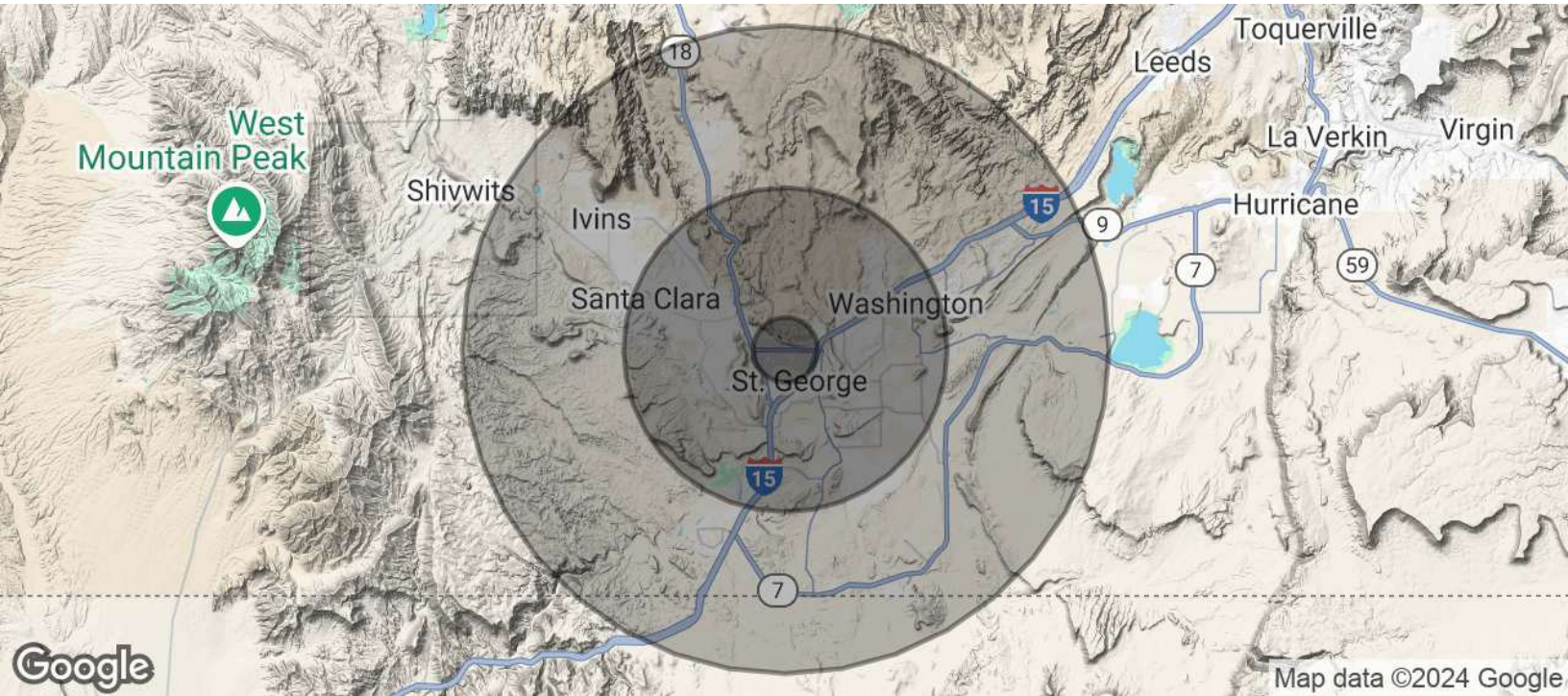
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,187	93,287	132,889
Average Age	28.8	38.7	39.0
Average Age (Male)	29.3	38.4	38.3
Average Age (Female)	31.3	40.3	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,752	39,339	55,163
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$47,347	\$68,070	\$72,107
Average House Value	\$180,600	\$290,420	\$310,172

2020 American Community Survey (ACS)

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