



2111 E Riverside Dr  
St George, UT 84770

**± 0.53 Acres | LAND**



## Property Specs

OFFER PRICE **Parcel 2 | \$1,100,000 | 0.53 Acres**

LOT SIZE | ACRES **± 0.53 Acres**

TYPE **Land | Retail/Office**

TAX ID **SG-5-2-28-231**

- Excellent location on Mall Drive and Riverside Drive next to a new Utah First Federal Credit Union.
- High traffic fast growing retail corridor.
- Flexibility on the site plan and parcel size.



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# SUMMARY



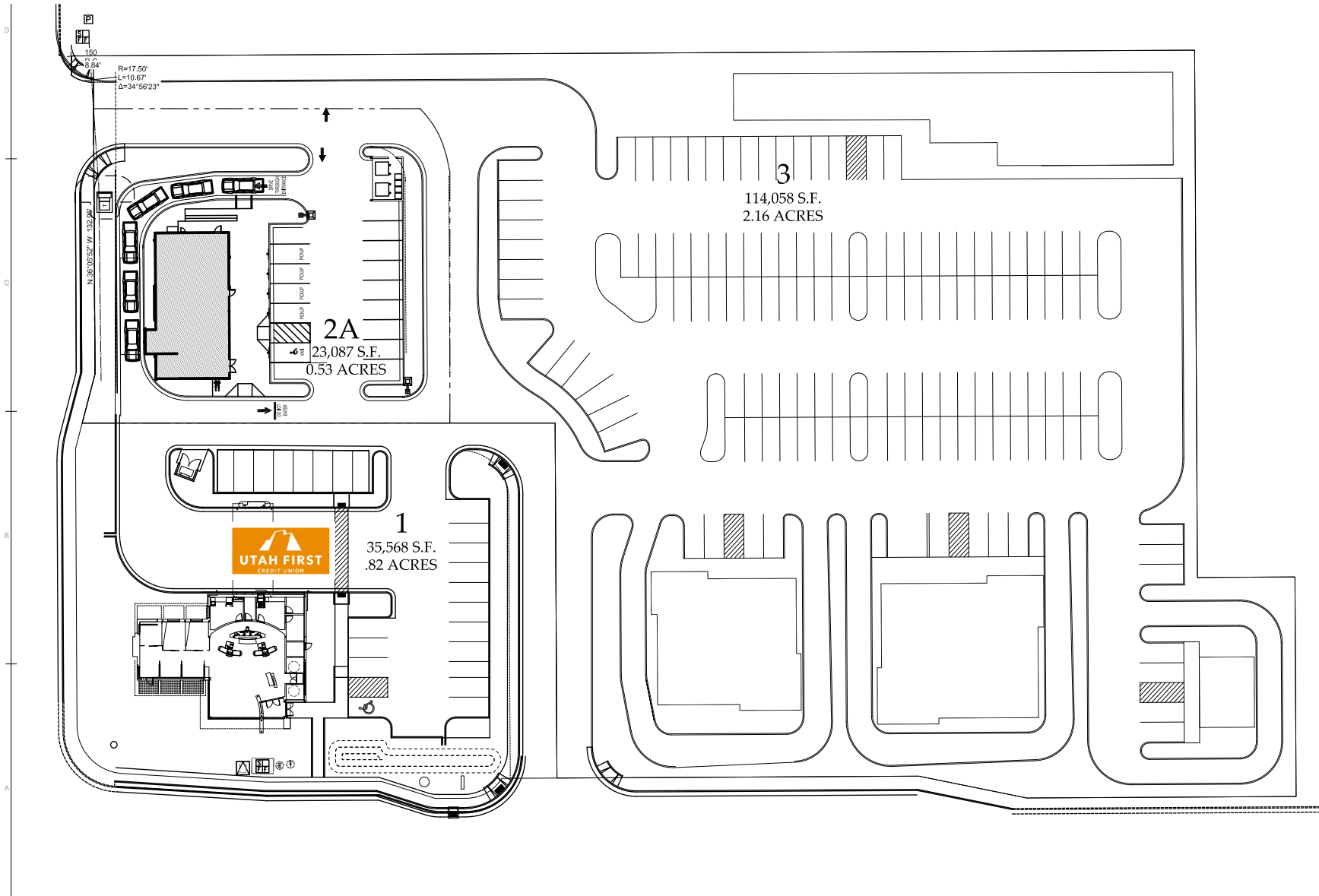
# AREA MAP



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

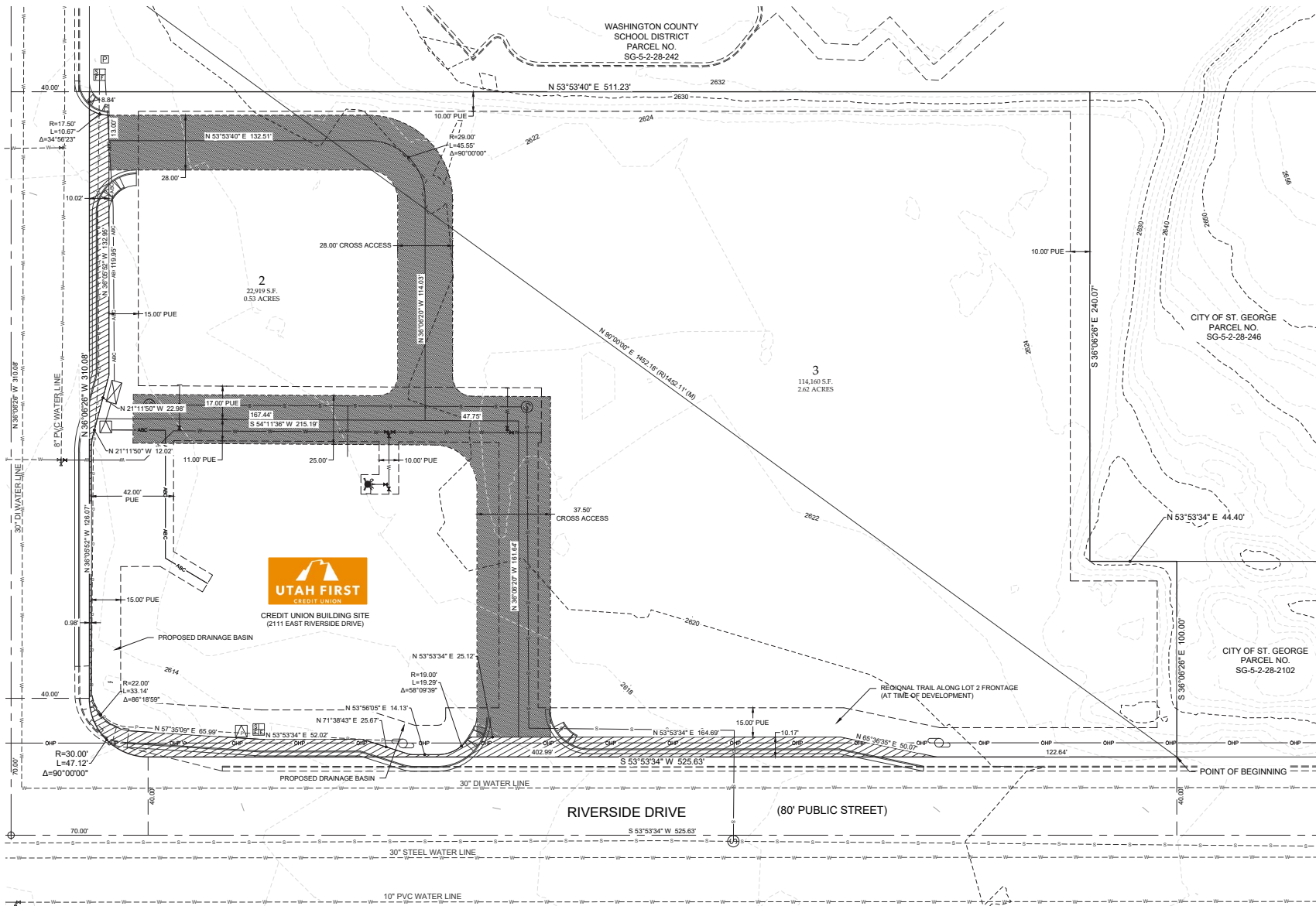


PRELIMINARY



# SITE PLAN

PRELIMINARY



# SUBDIVISION PLAT





PineView  
Intermediate  
School

Riverside Dr

Mall Dr

2







PHOTOS







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,468	66,092	118,505
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,539	22,513	41,153
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,009	\$110,620	\$108,278

## Traffic Counts

STREET	AADT
Riverside Dr via Mall Dr	23,000
River Rd via Riverside Dr	15,000



# TERMS & CONDITIONS

## Terms and Conditions

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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