



SUNRIVER COMMONS



Shellee Haines

PRINCIPAL BROKER
435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
shellee@whitecrowrealestate.com

SunriverCommons
EXIT 2, ST GEORGE UT

PROPERTY DETAILS

- VISIBILITY FROM I-15
- IN LINE SPACE AVAILABLE
- IN NEED OF RESTAURANTS AND RETAIL
- AMAZING ACCESS AND LOCATION
- PADS FROM 3/4 ACRE OR MORE BUILD
- TO SUIT OR GROUND LEASE
- ANCHORED BY 



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For Sale or Lease

SOLD **LEASE**
AVAILABLE **SALE**

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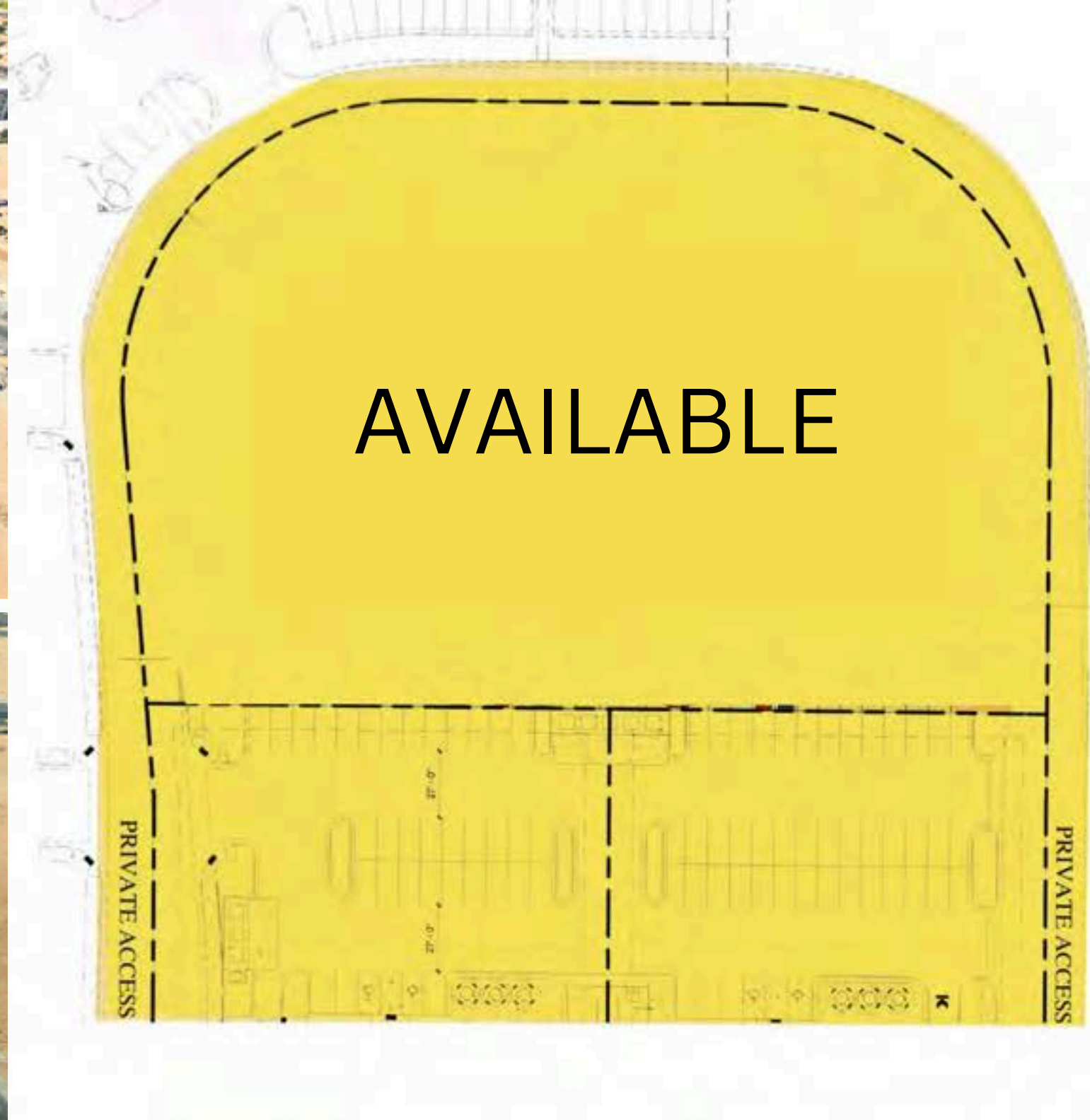
- | | |
|---|---|
| SOLD | LEASE |
| AVAILABLE | SALE |



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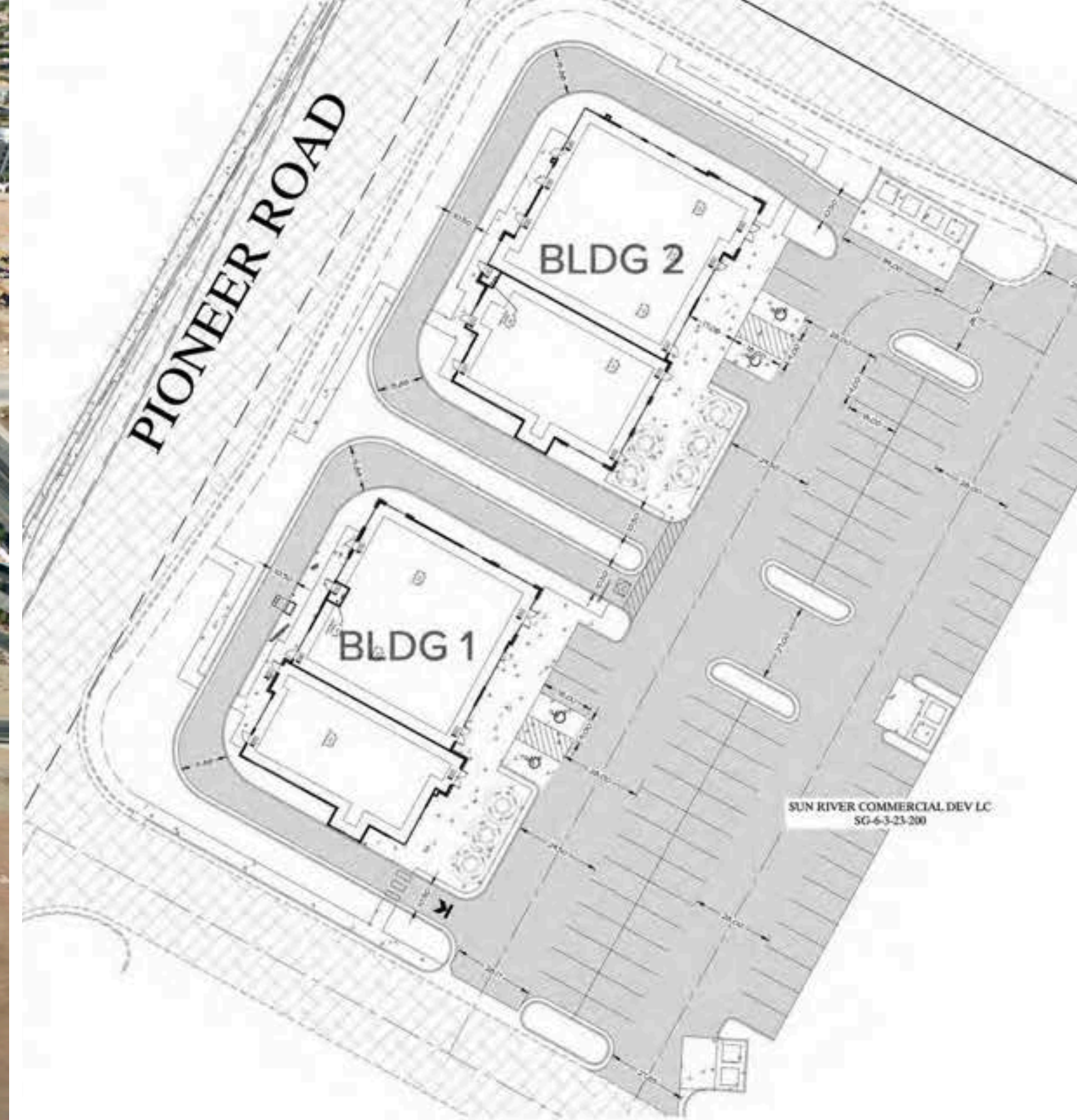


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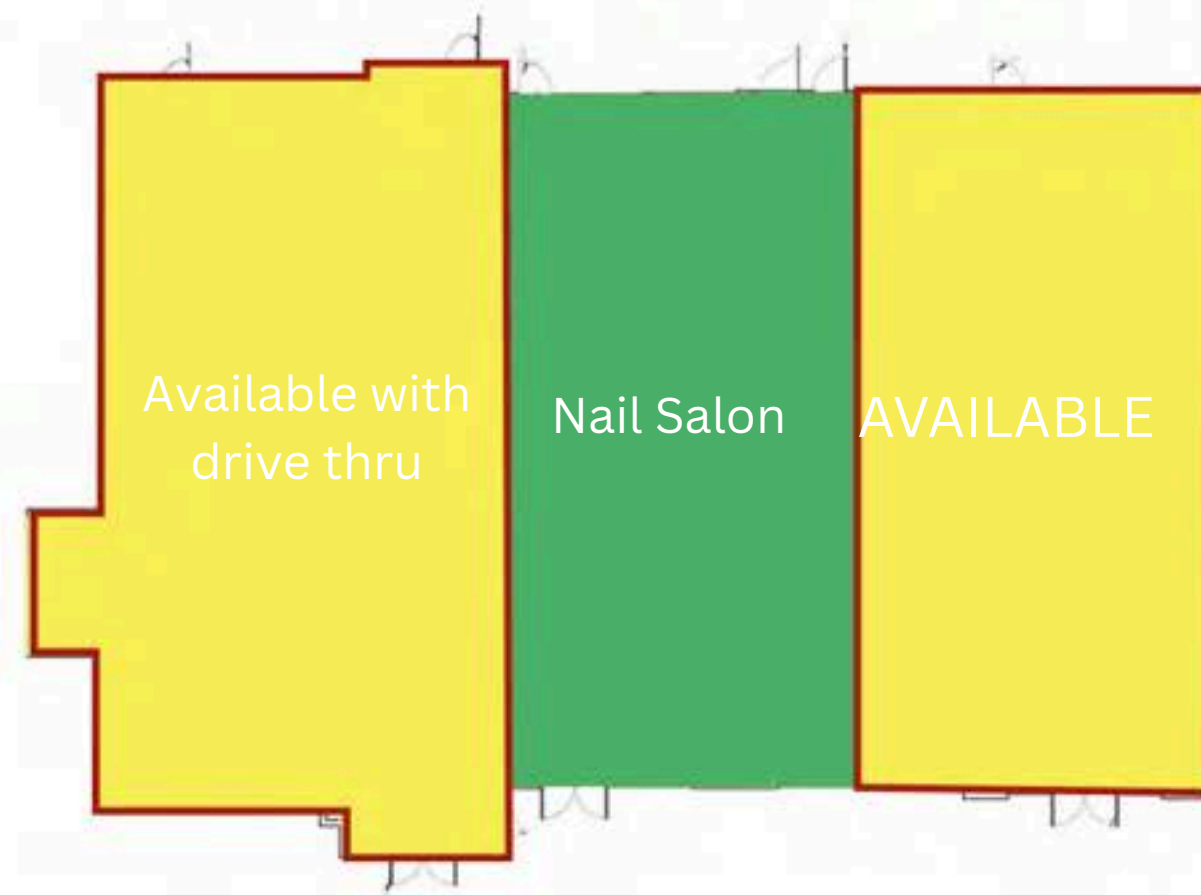
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BUILDING 1



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BUILDING 2

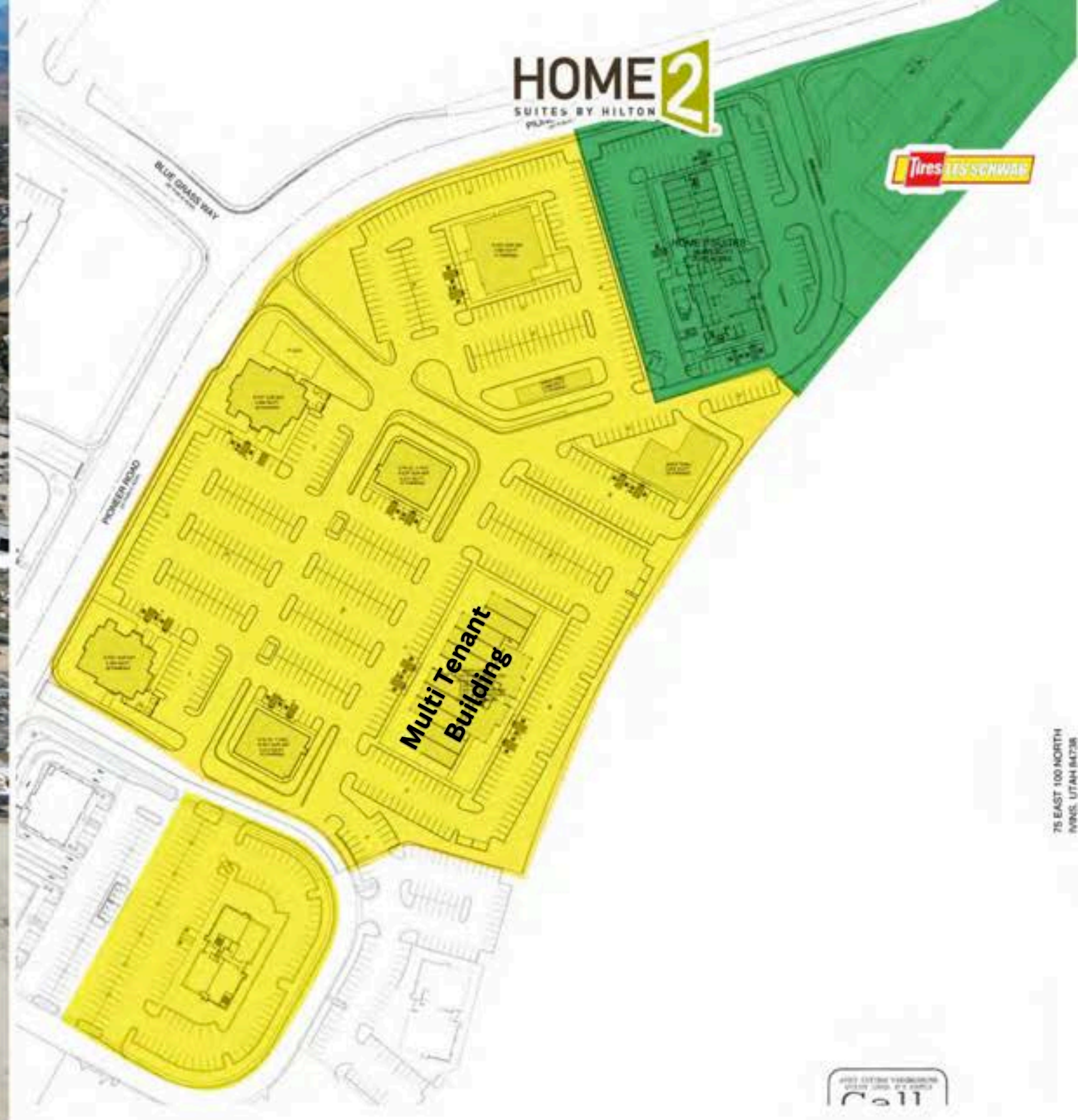


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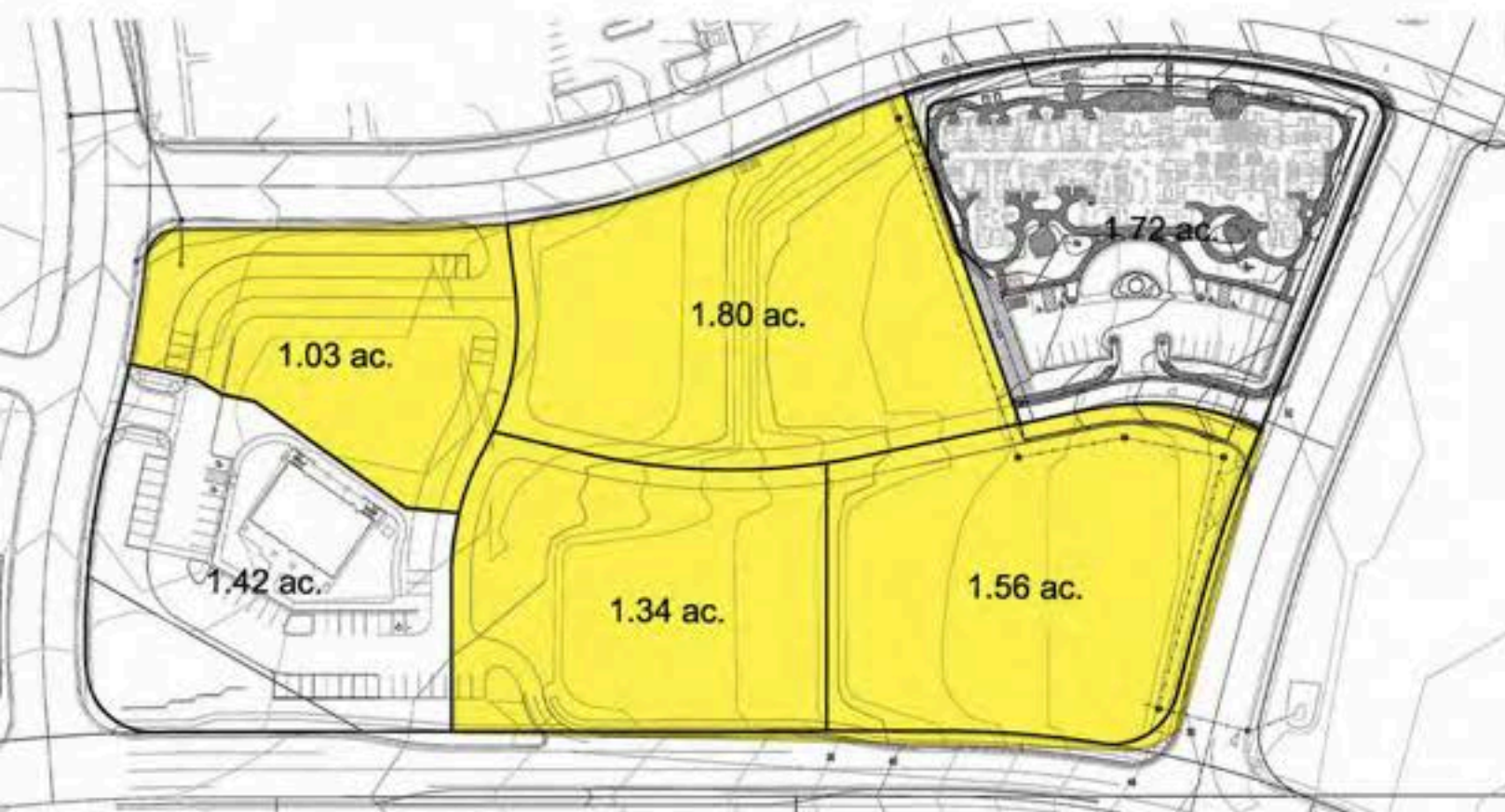
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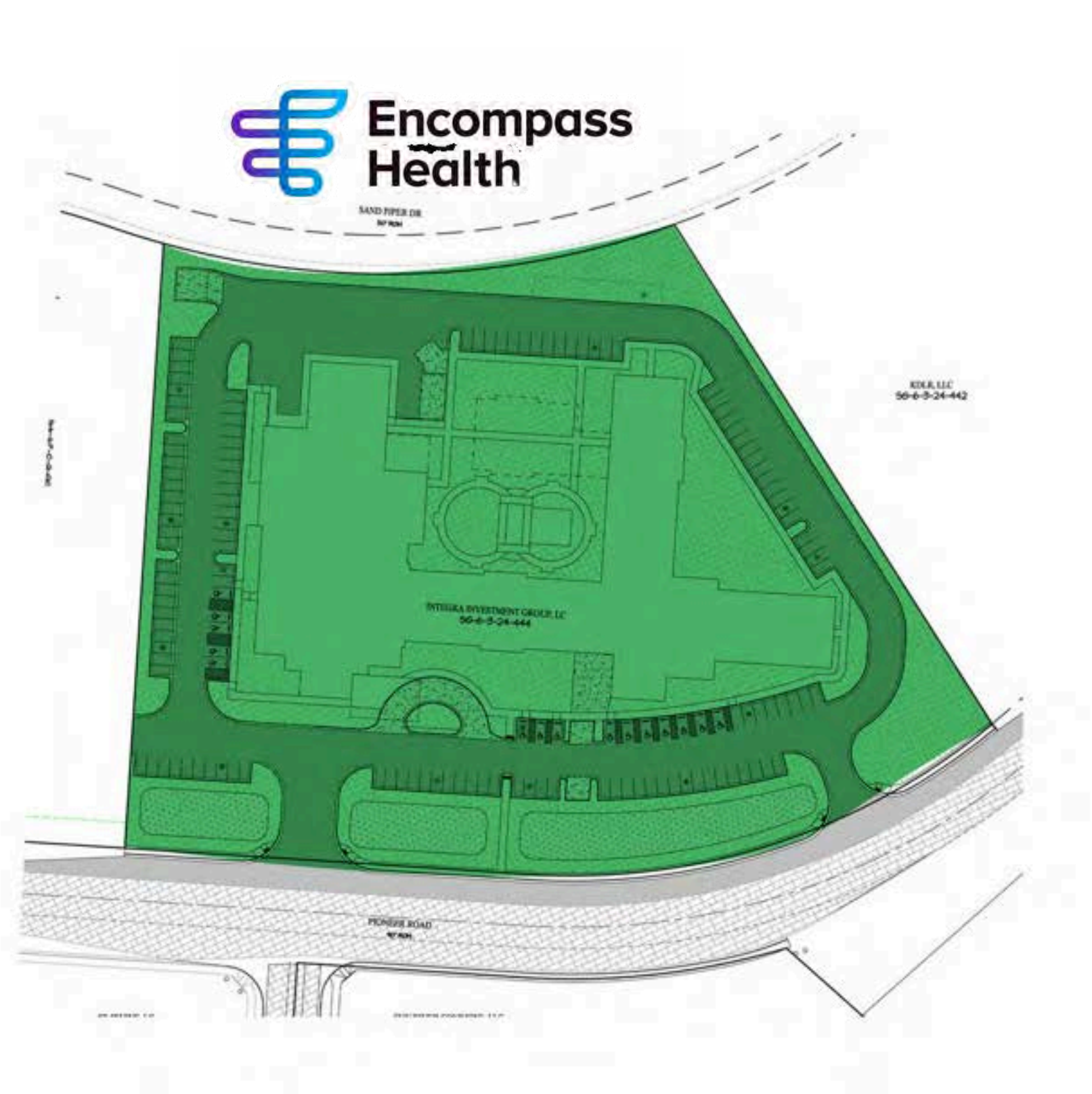


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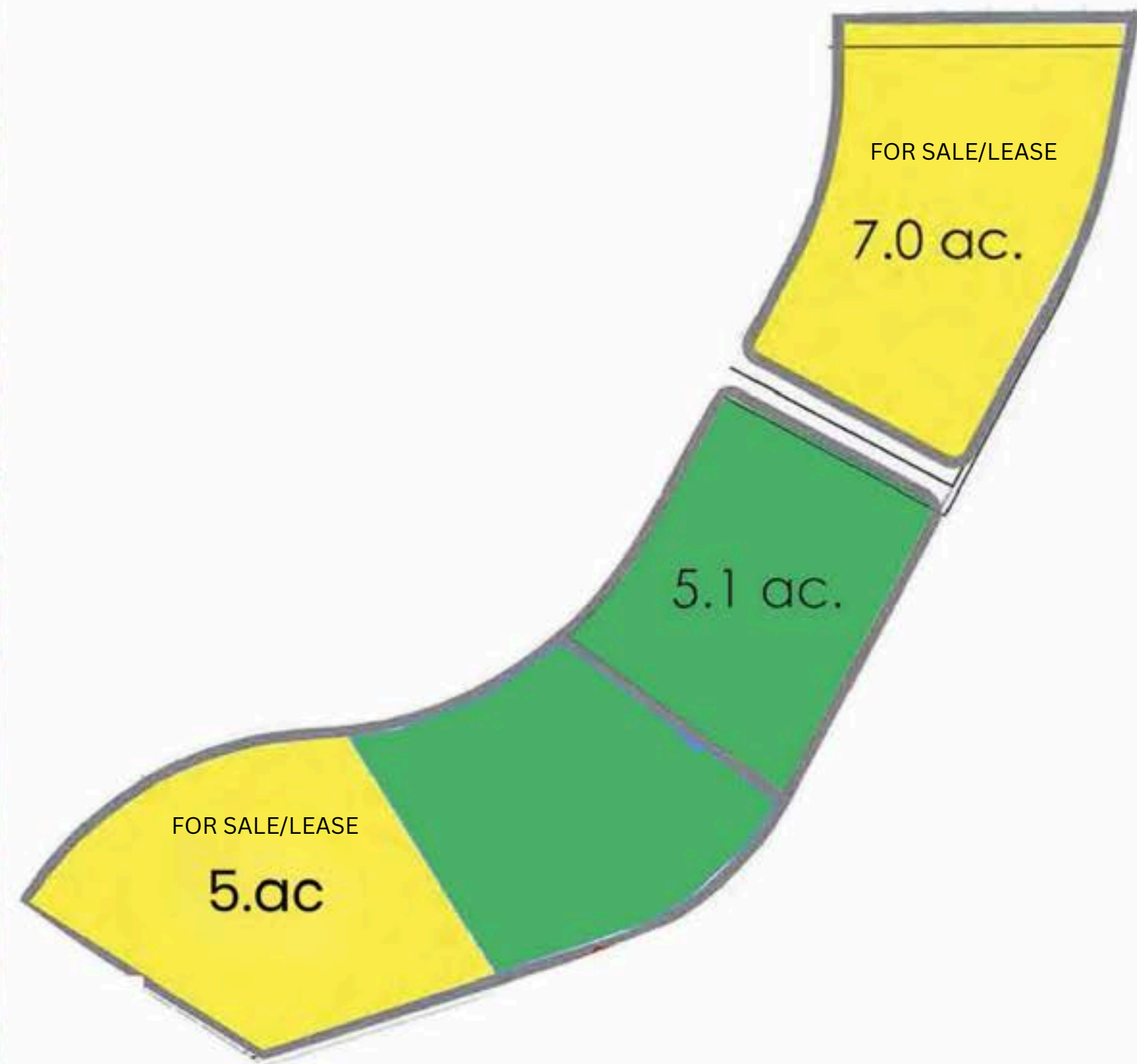
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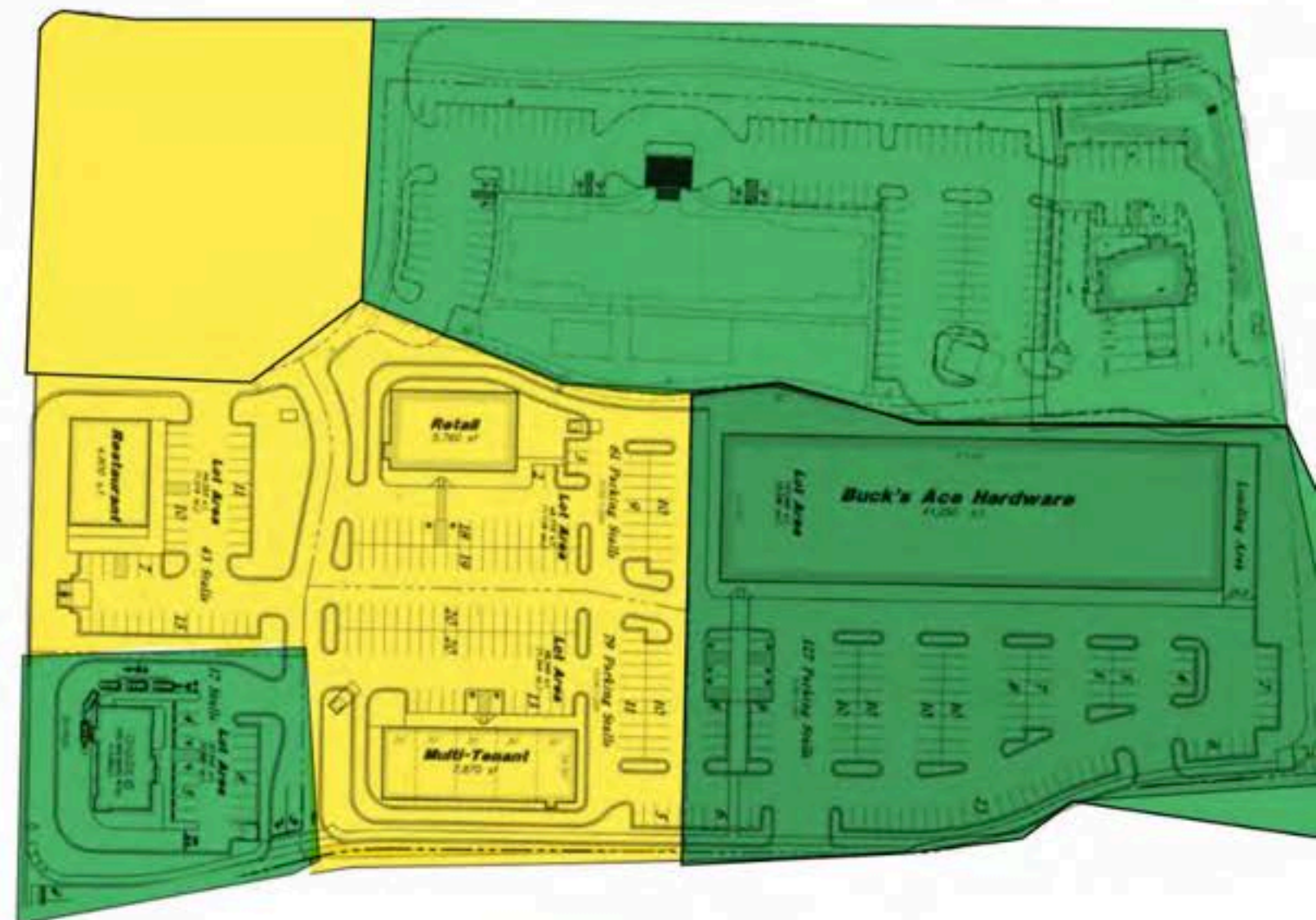
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1.25 Ac.

Available for ground lease

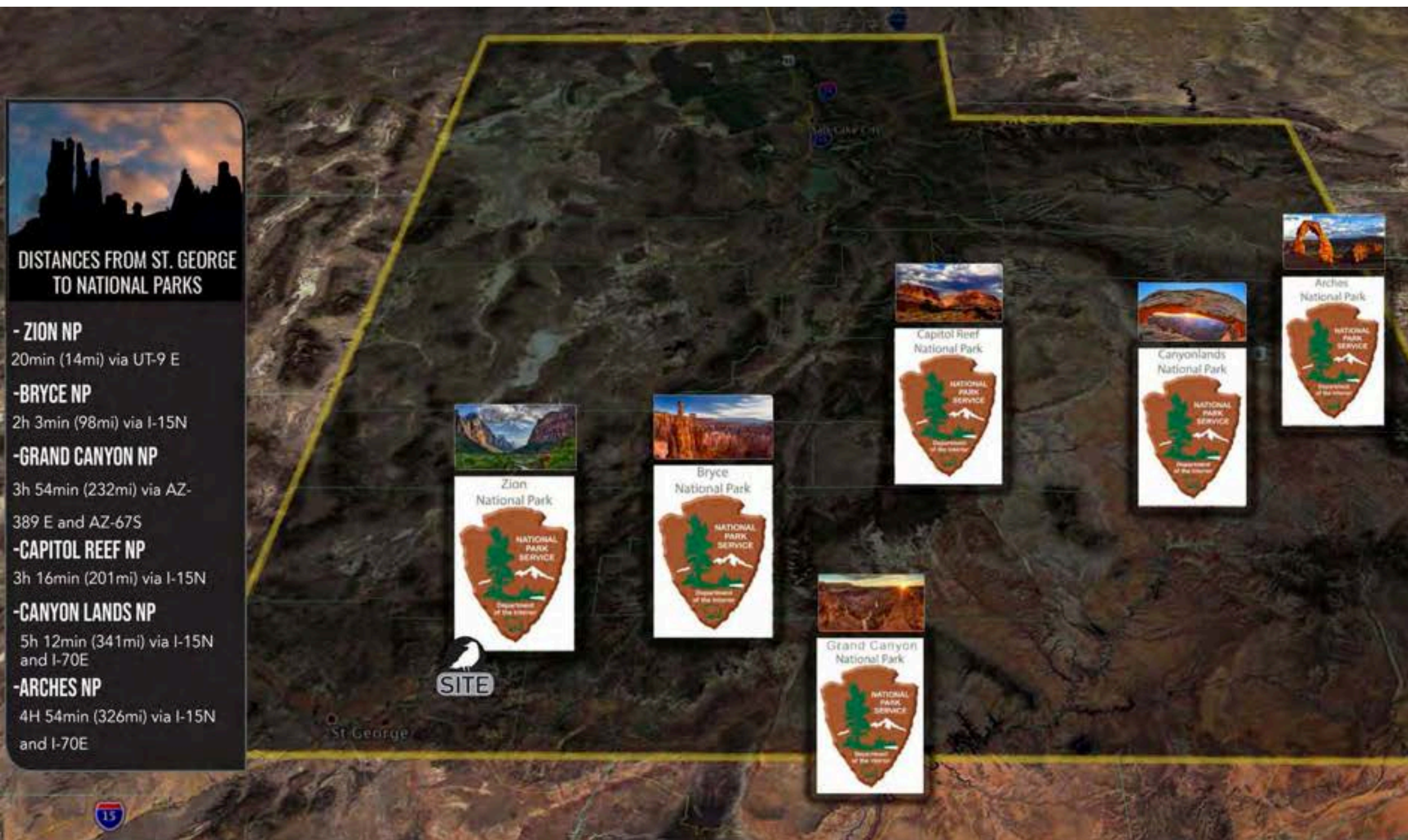


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2023 DEMOGRAPHICS	
EST. POPULATION	
1 MILE -	3,946
3 MILE -	14,056
5 MILE -	38,941
EST. HOUSEHOLDS	
1 MILE -	1,960
3 MILE -	5,692
5 MILE -	14,008
EST. AVERAGE HH INCOME	
1 MILE -	\$86,635
3 MILE -	\$107,763
5 MILE -	\$110,970



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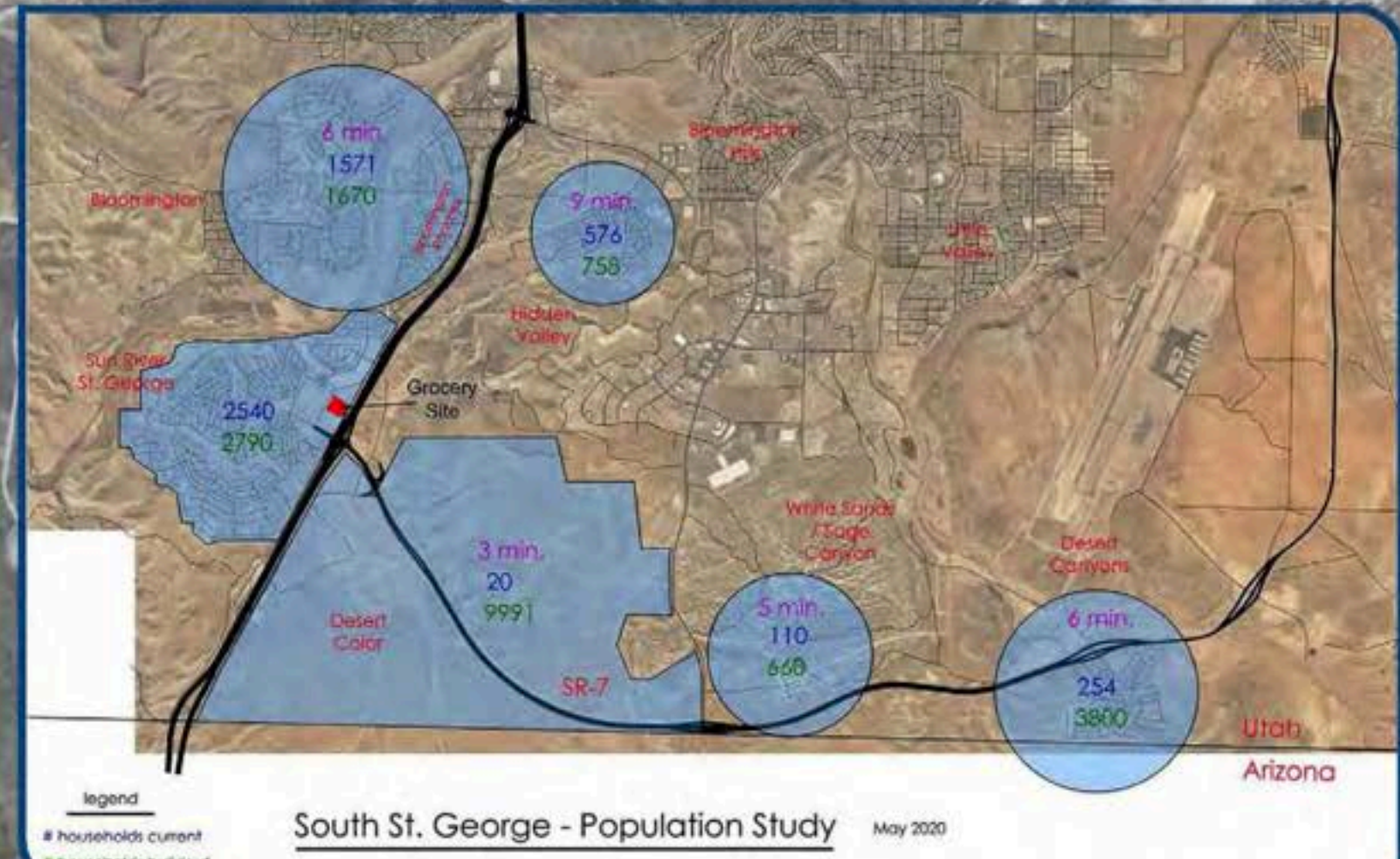
AVAILABLE FOR LEASE OR GROUND LEASE

LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



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