

> A S

Spelle Haines

PRINCIPAL BROKER 435.229.2522 4617 S Pioneer Rd. SUITE 100 | St. George, UT 84790 shellee@whitecrowrealestate.com



## PROPERTY DETAILS

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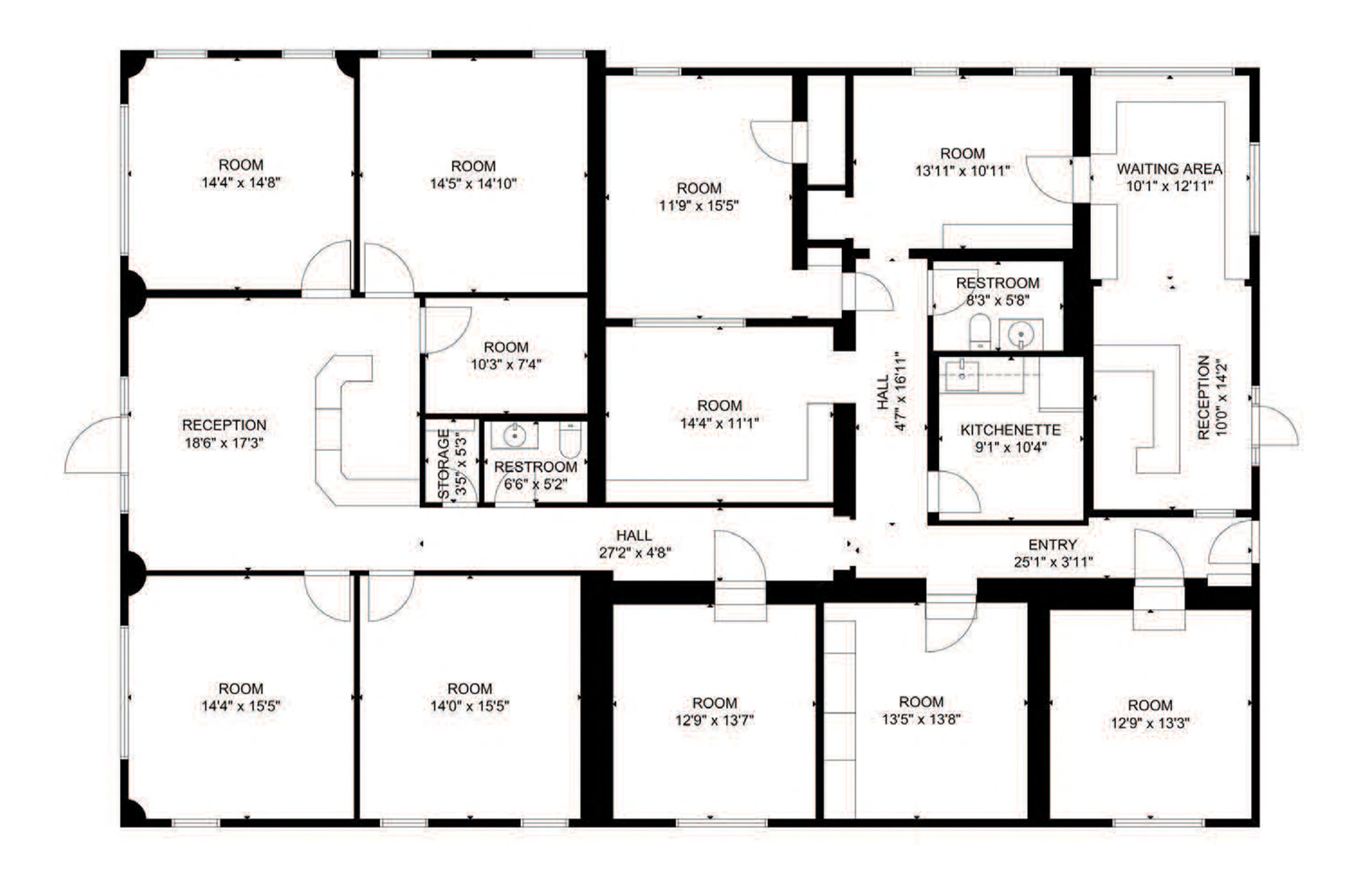
BUILDING TYPE	Office   Central Buisness District
SUITE SIZE	SQFT 3,650±
YEAR BUILT	1985   Remodeled 2021

- Located in the heart of St. George, Utah
- Neighboring other offices and businesses
- New exterior and improvements
- Signage and high traffic area

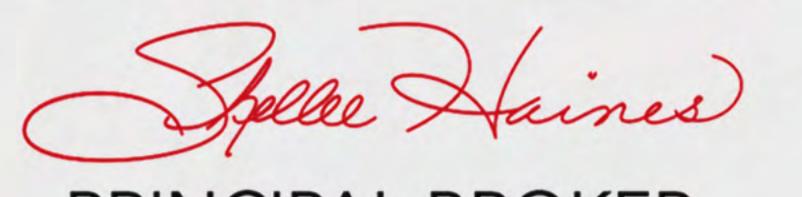




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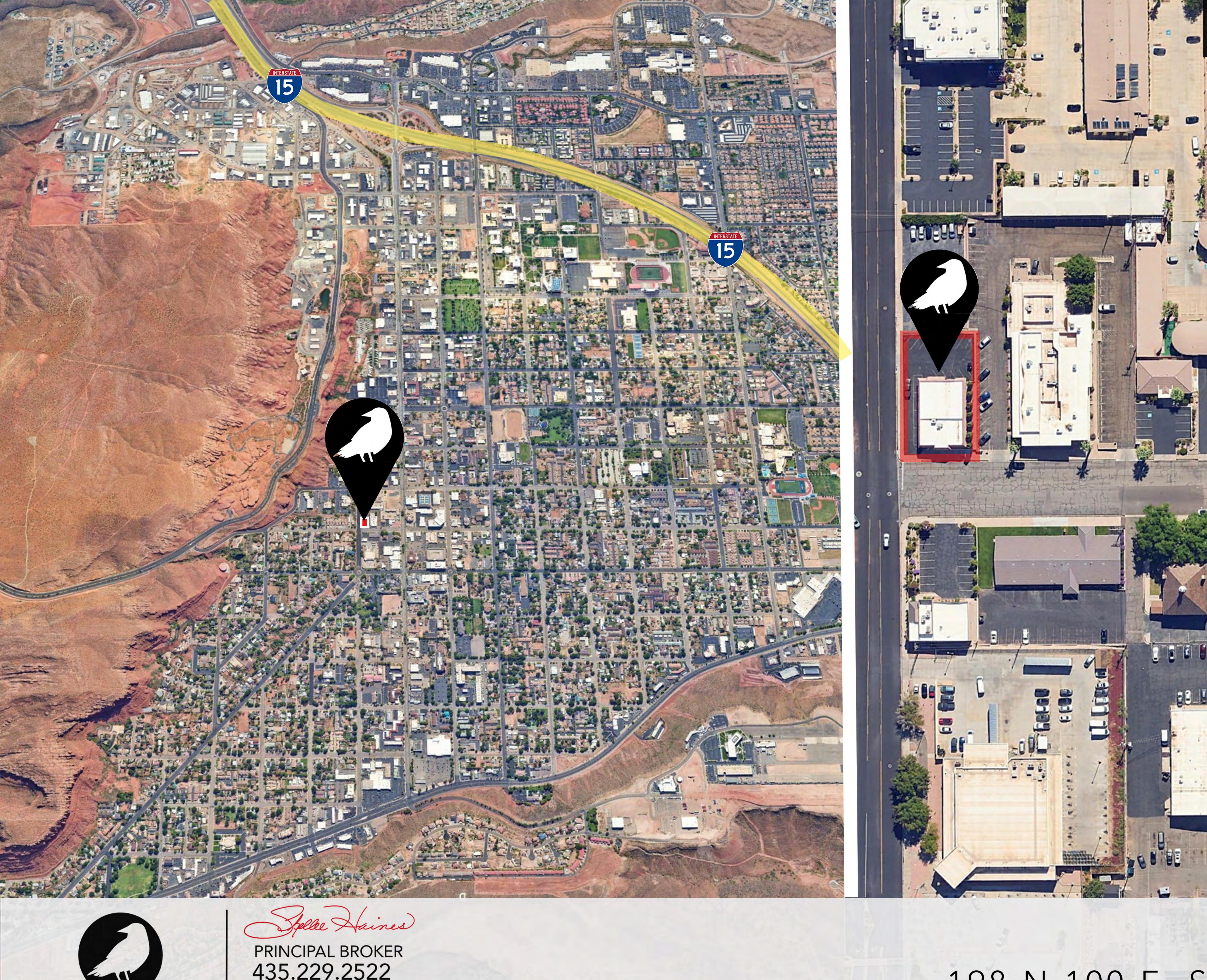
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# ±3,650 SF | OFFICE 198 N 100 E, ST GEORGE, UT 84770

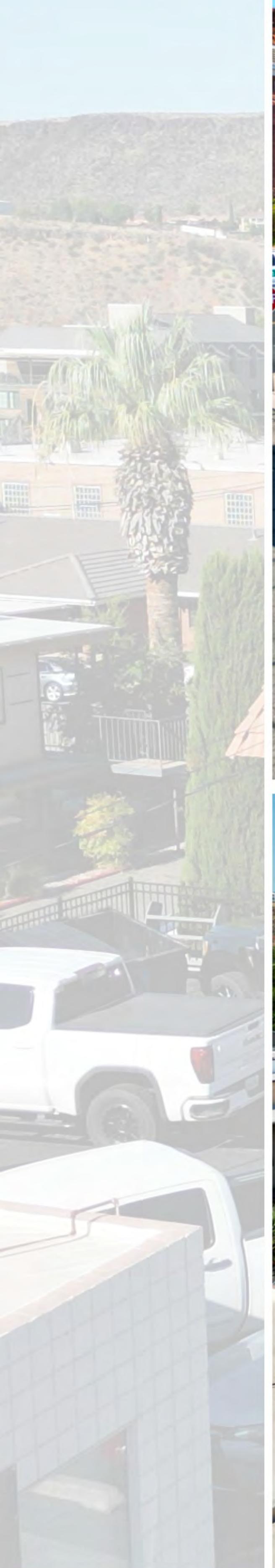
# FLOOR PLAN



WHITECROW REALESTATE

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# MAP / AERIAL SHOT N. March Married



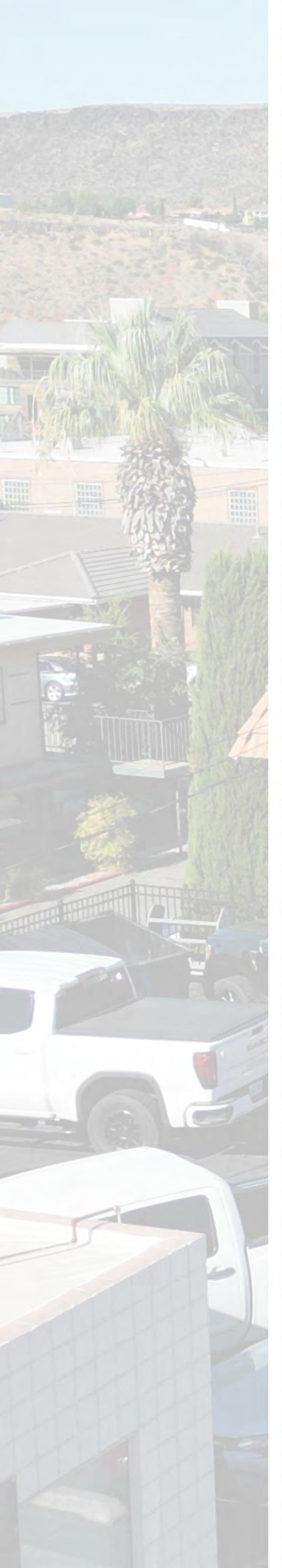








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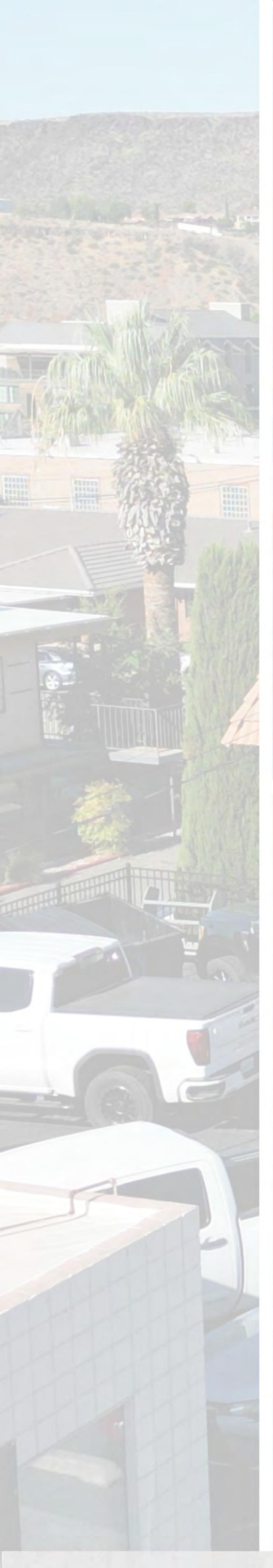


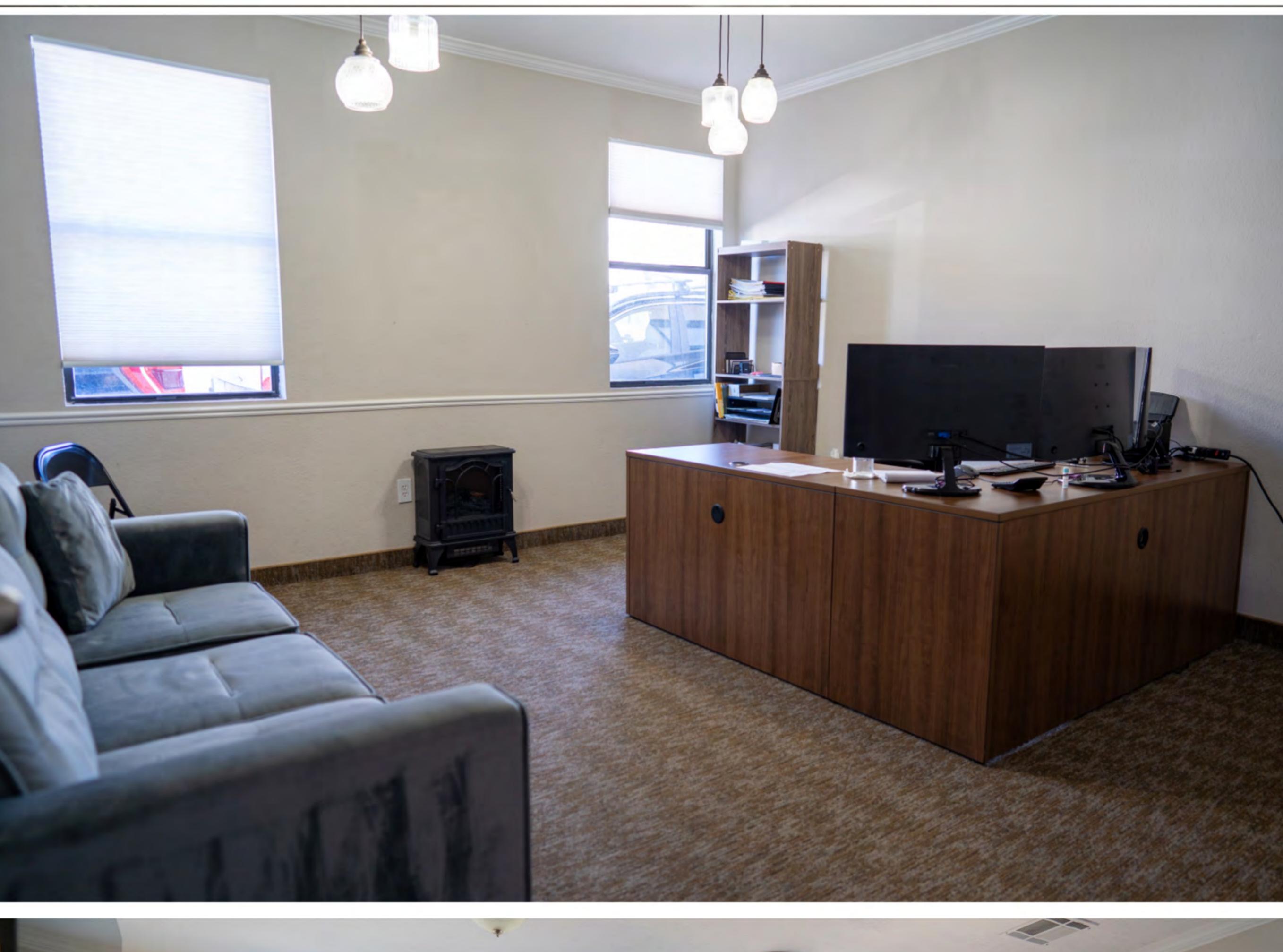




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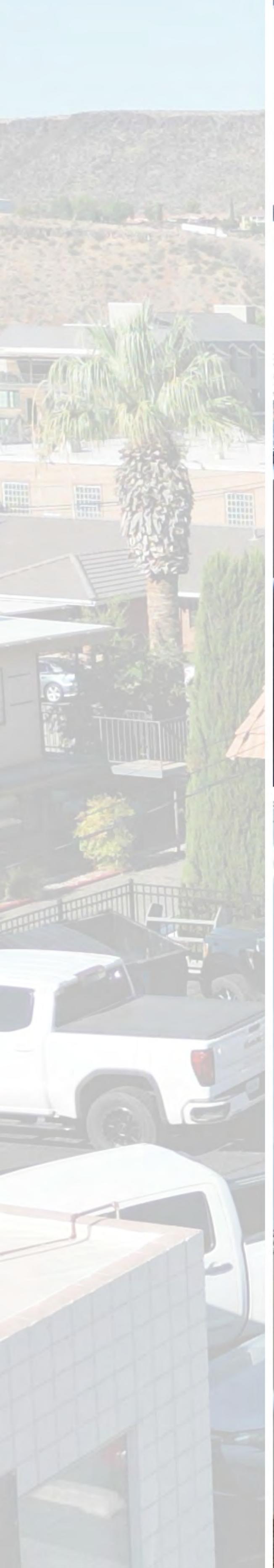






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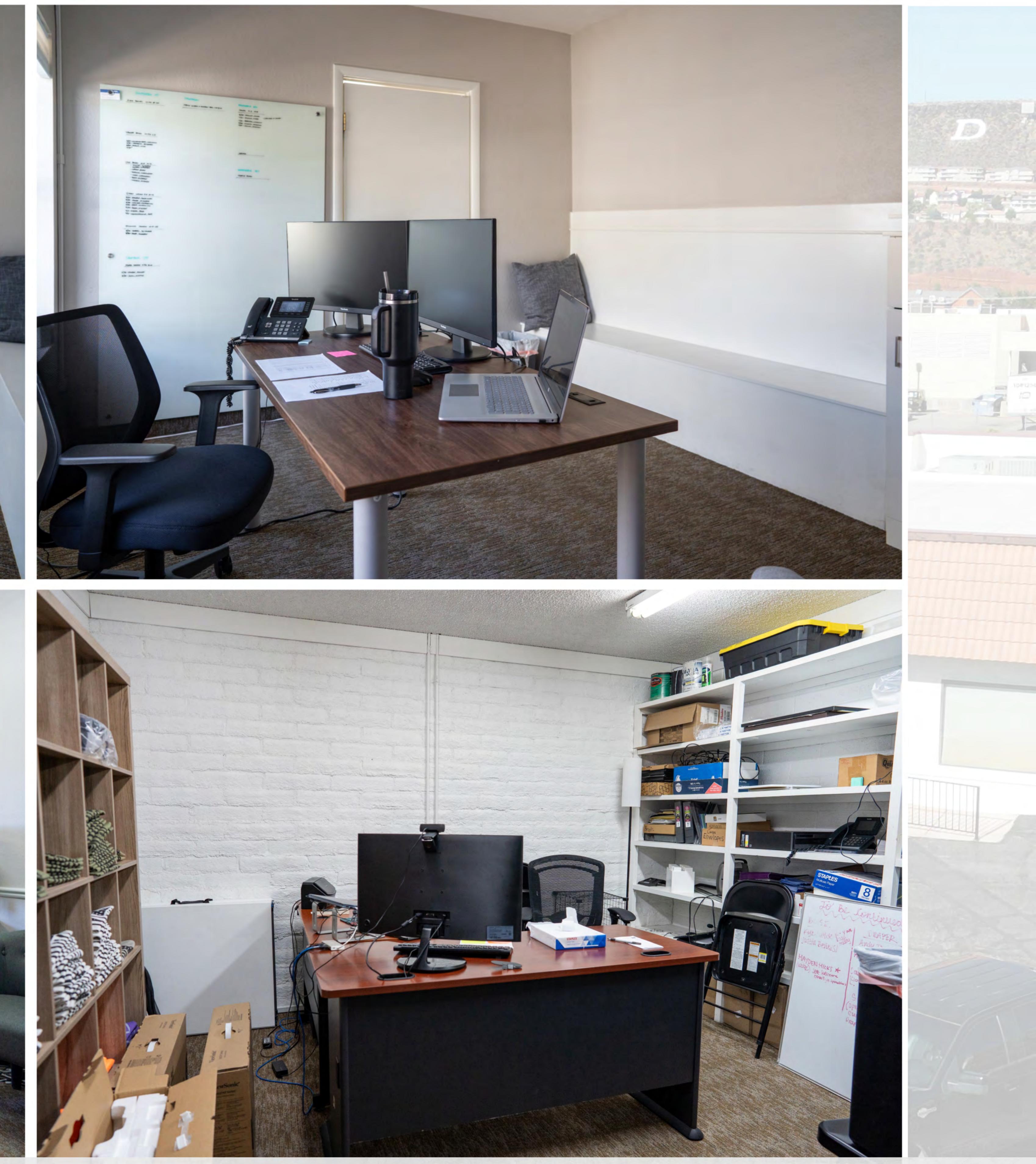


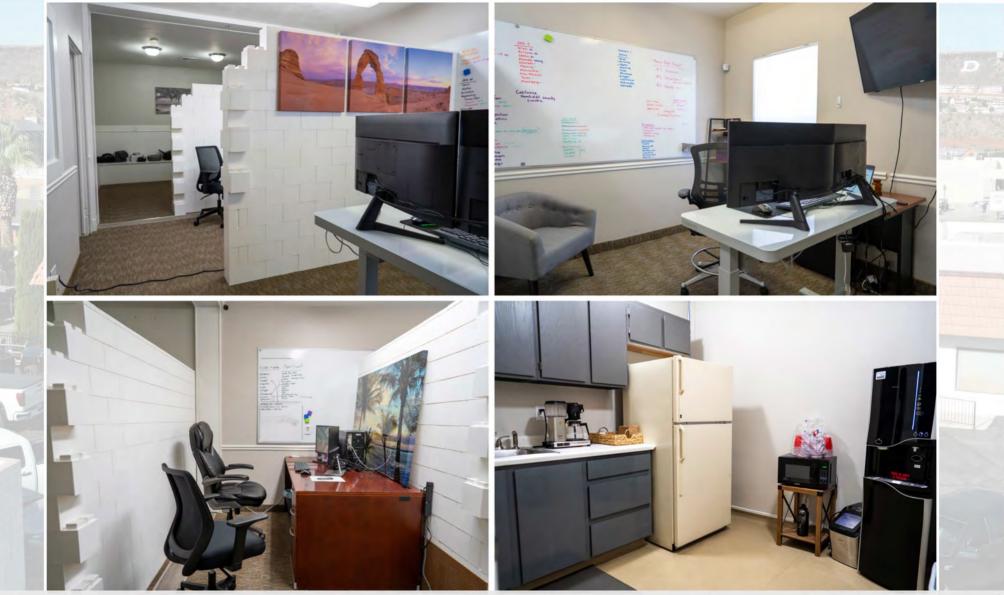






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# DEMOGRAPHICS

# POPULATION

- EST.POPULATION EST. HOUSEHO MILE - 9,161 1 MILE - 3,081 3 MILE - 58,296 3 MILE - 20,613
- 5 MILE 109,785 5 MILE 37,217

# TRAFFIC COUNT

# St. George Blvd.

# 200 E / St. George Blvd.



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IOLDS	EST. AVERAGE HH INCOME

1 MILE - \$51,274

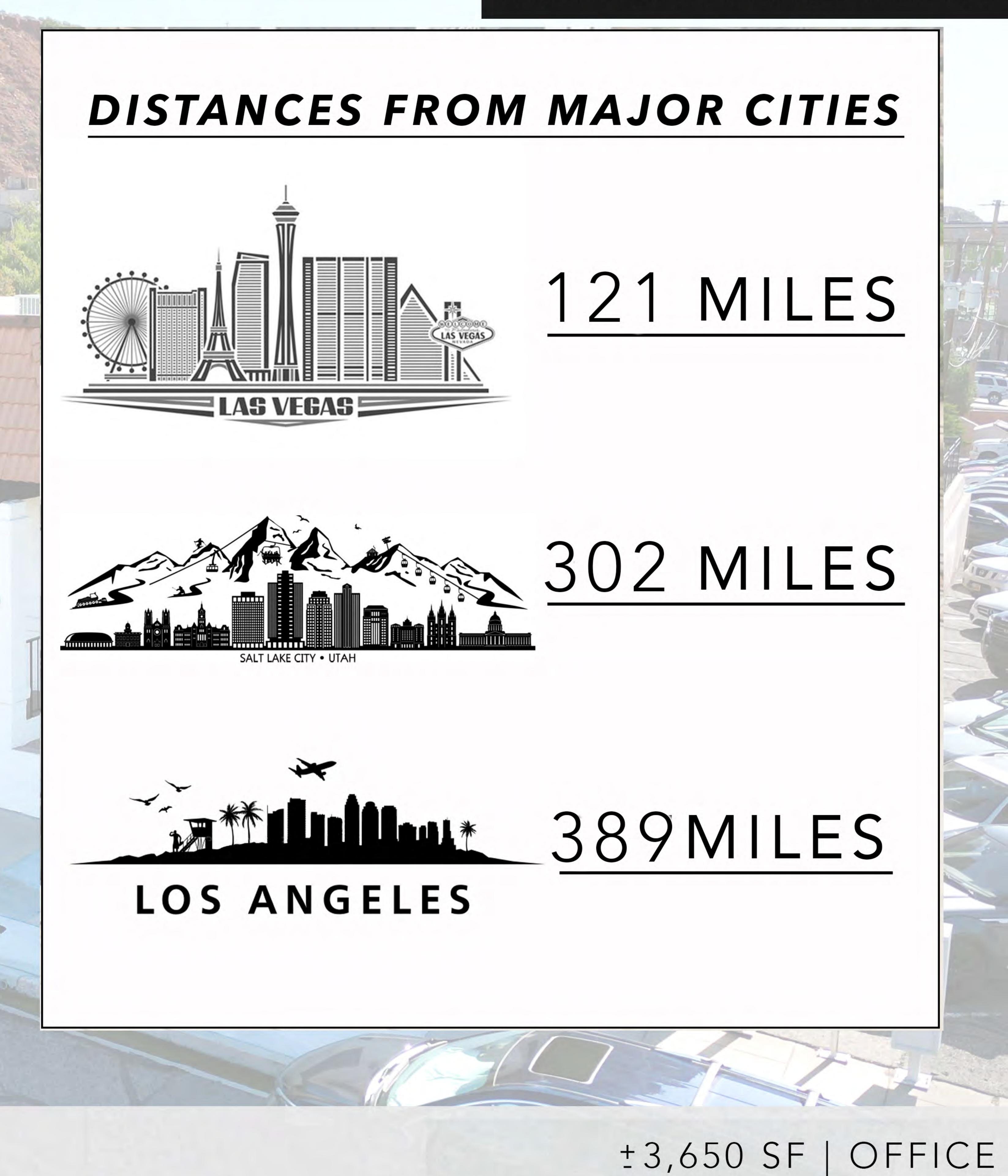
3 MILE - \$74,594

5 MILE - \$84,011

22,000

K R

3,694



# DISTANCES / DEMOGRAHPICS

# 198 N 100 E, ST GEORGE, UT 84770