



435 N Bluff St
St George, UT 84770

± 1,422 SF | RETAIL

Property Specs

LEASED PRICE	\$1.32/SF MG
BUILDING SIZE	± 1,422 SF
ZONING	GC
YEAR BUILT	1988
TYPE	Retail Anchorless Center

- The lease includes purchase of the established Daylight Donut shop and all equipment.
- Purchase price for Daylight Donuts is \$115,000.
- Call agent for financials, inventory list and showing instructions.
- Lease to be offered by Jensen Property Management.

FOR MORE INFO

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A Little History In 1954, Tommy and Lucille Day started the Daylight Donut Flour Company in Tulsa, Oklahoma. They produced their famous light donut mix each morning and sold it to shops in the afternoon, mostly from the trunk of their car.

By 1960, Sales of Daylight Donuts products increased so much that the Days were able to hire two more employees and build a 20,000-square-foot facility to house their business.

In 1977 the Days retired, selling their company to Jerry and Linda Hull. By this time, Daylight Donuts shops numbered more than 200; a fleet of Daylight Donut trucks soon followed.

By 2002, John and Sheila Bond purchased the company from the Hulls. The Bonds continue to offer new products and ideas in an expanded, 65,000-square-foot state-of-the-art manufacturing facility.

In 2014, Daylight Donuts celebrated its 60th anniversary with a renewed commitment to serving store owners with continuously improving ingredients, products, production techniques, and business practices.

Today, after many decades of operation, Daylight Donuts' expansion continues at a steady pace, with an average of 35 locations opening every year.

www.daylightdonutsstgeorge.com

ABOUT
BUSINESS

PHOTOS



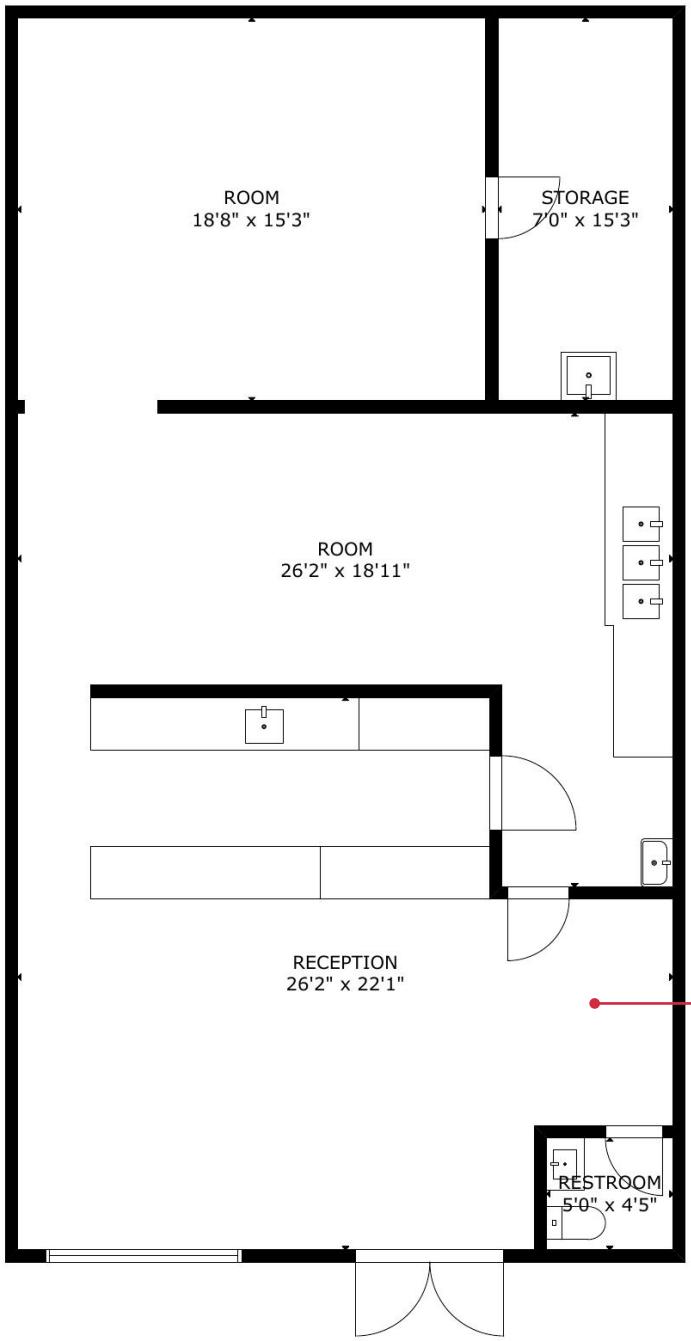
PHOTOS



AREA MAP



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,744	50,956	105,929
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,497	18,508	37,661
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$88,498	\$94,141	\$109,662

Traffic Counts

STREET	AADT
Bluff St	52,000
St. George Blvd	24,000

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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