

SPACE AVAILABLE FOR LEASE

# Family PAWN

A Pawn Shop for *EVERYONE!*

Batteries & More

**JEWELRY**  
RINGS BRACELETS NECKLACES

**FIREARMS**  
SHOTGUNS PISTOLS RIFLES

CAMERA  
CORDLESS TOOL  
CELL  
LAWN MOWER  
CAMCORDER  
LAPTOP  
BOAT

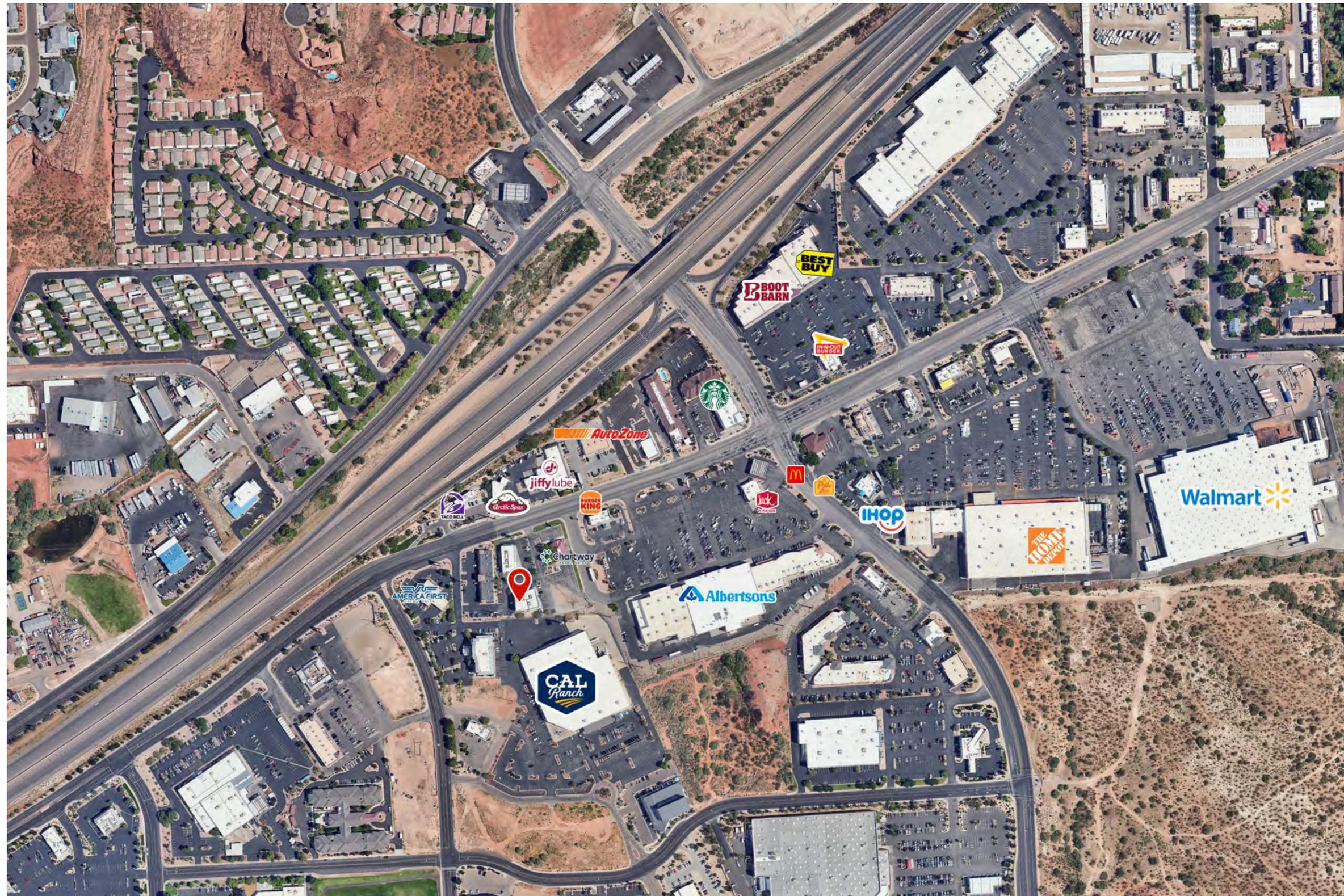
4 Friendly Locations  
**Family PAWN**  
A Pawn Shop for *EVERYONE!*

**YES!**  
We Loan On ANYTHING!!

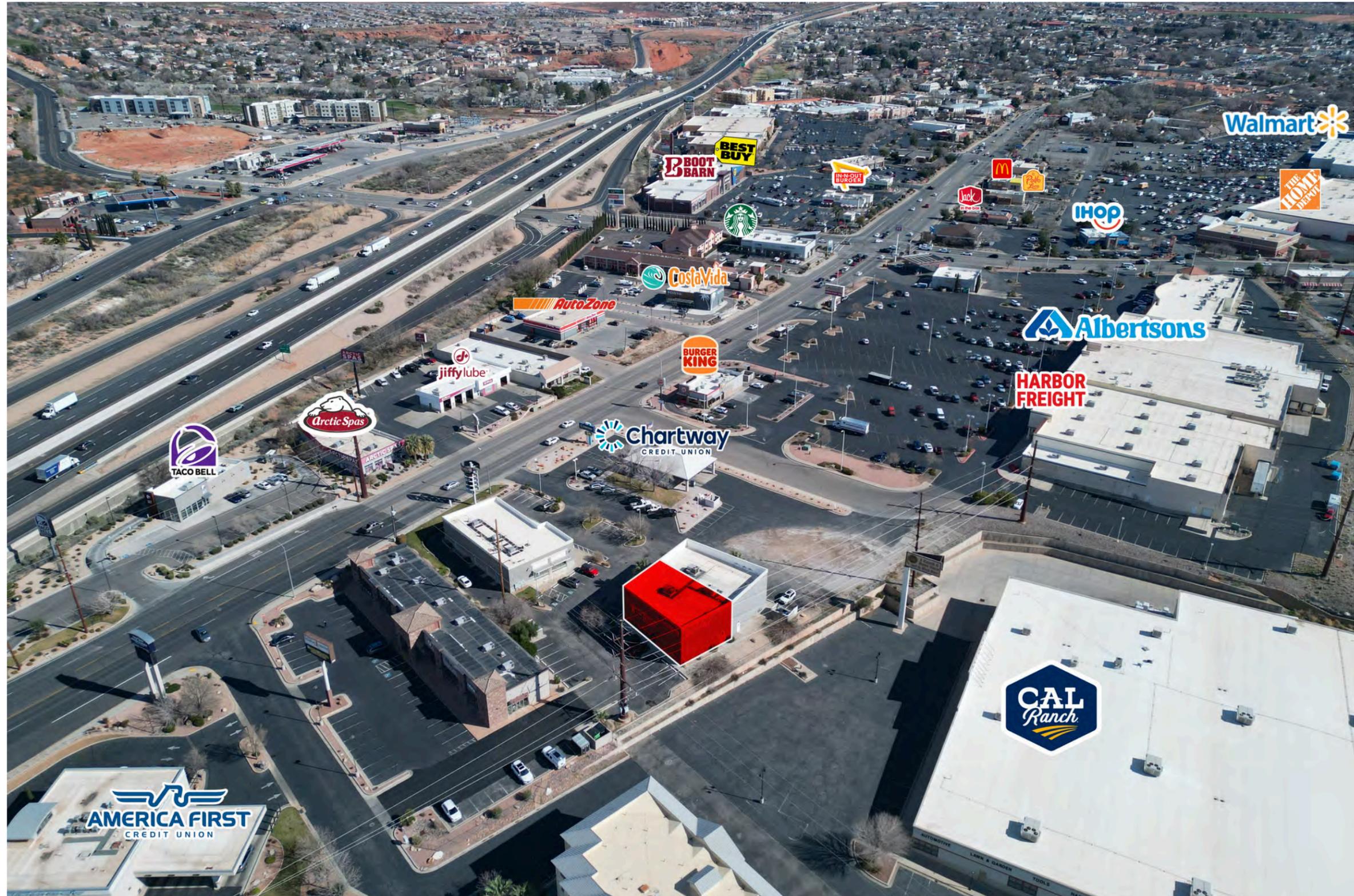
**TITLE LOANS**  
Get Cash on Your Title

**WE LOAN ON FIREARMS!**

# Retailer Map



# Retail Aerial



# 1055 W Red Cliffs Dr, Washington, UT 84780



## Highlights

- ±3,018 SF retail space available
- Naturally lit with high ceilings
- Upstairs loft
- Located in one of the busiest hubs in St. George
- Strong local and tourist traffic year-round.
- Clean, well-maintained center with ample parking.
- Great Signage

## Description

Well-located ±3,018 square foot commercial space in the heart of Washington, Utah, offering excellent visibility and strong local traffic. Previously occupied by a long-standing retail user, this versatile space is well suited for a variety of uses including retail, service, office, or specialty commercial concepts (subject to zoning).

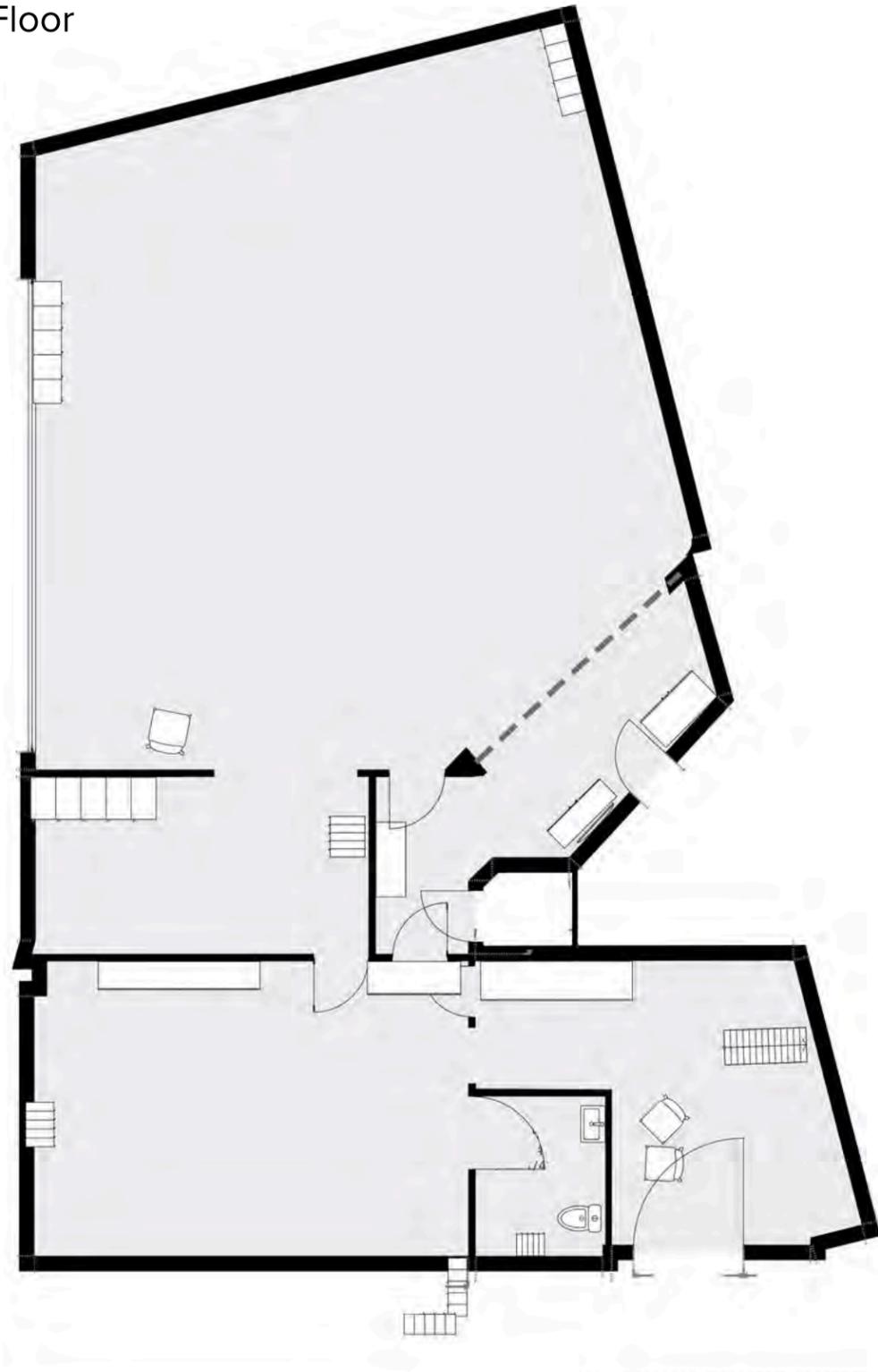
The property features an efficient layout, prominent frontage, and convenient access for customers and employees. Surrounded by established residential neighborhoods and nearby retail, the site benefits from consistent daily activity and a growing local population.

An ideal opportunity for businesses seeking a proven footprint in one of Southern Utah's most active and expanding markets. Contact listing agent for additional details, permitted uses, and lease terms.

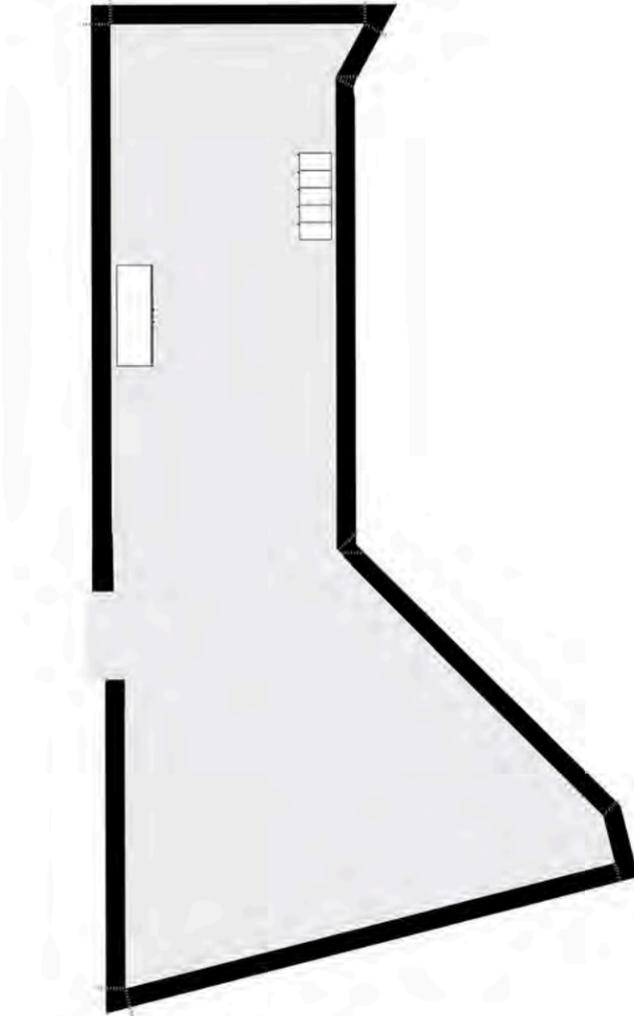
# Floor Plan

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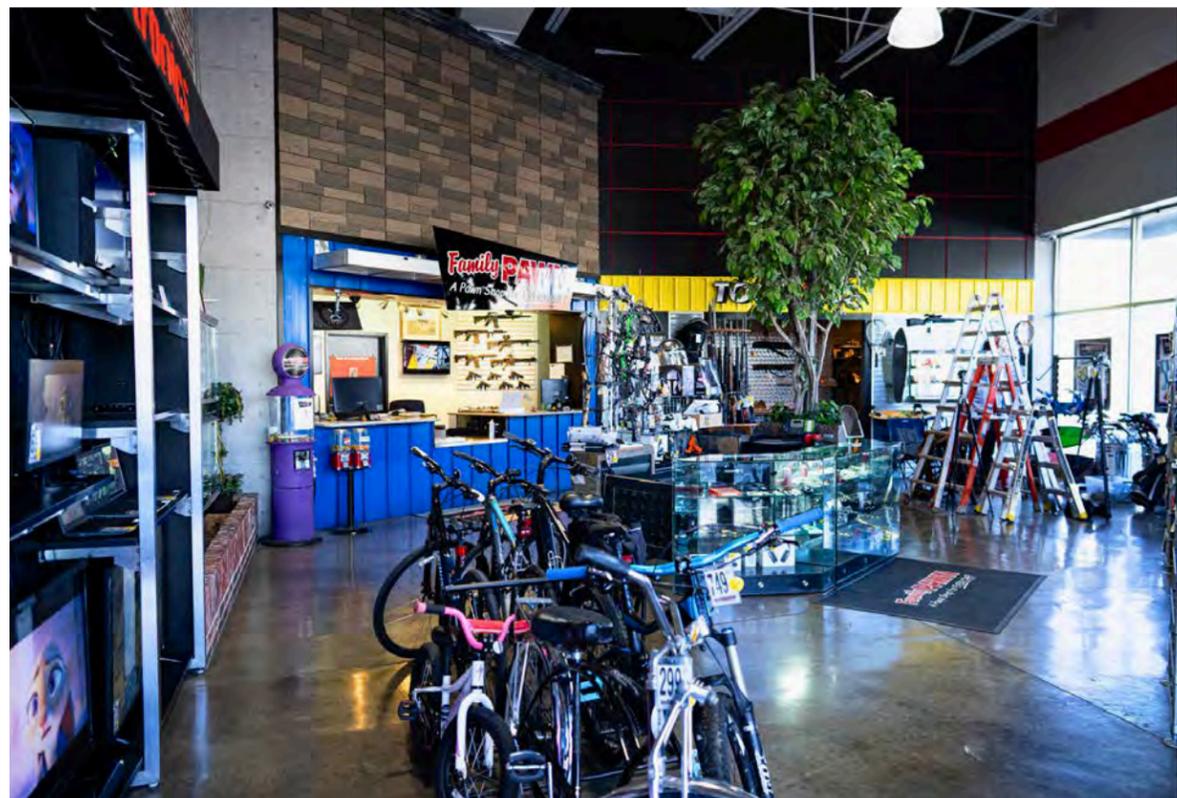
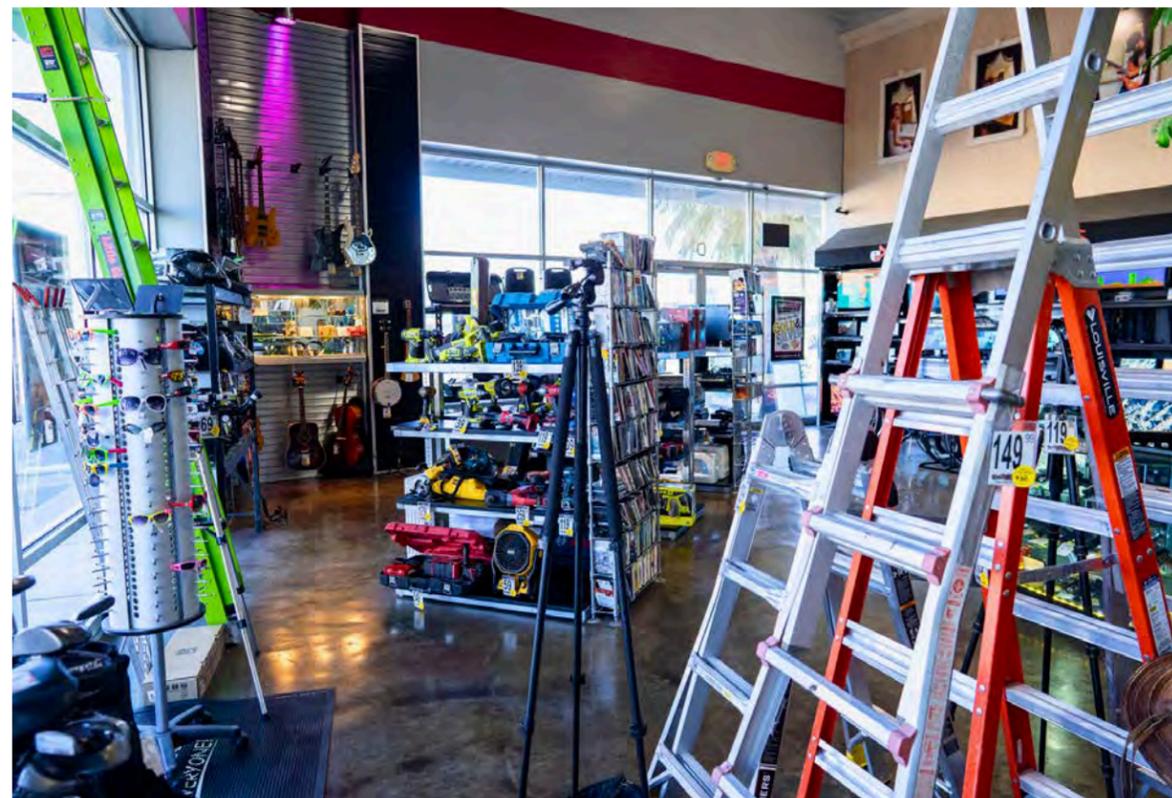
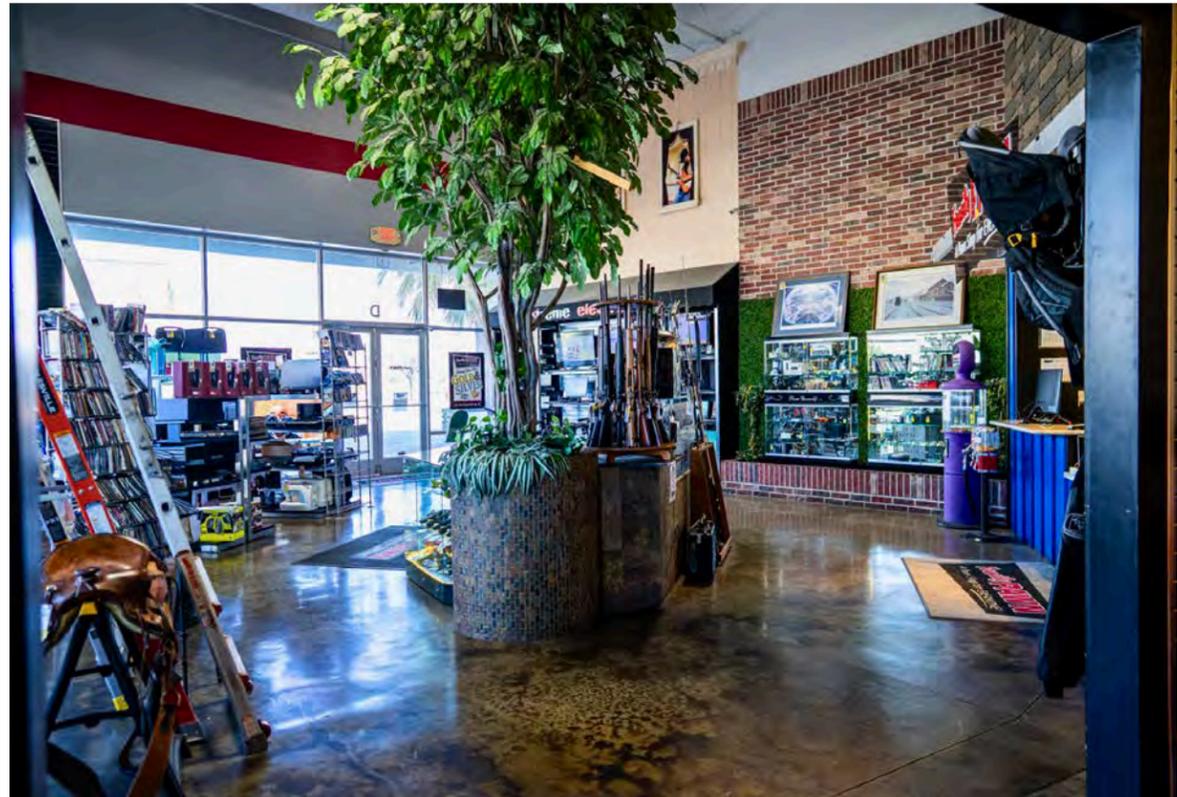
First Floor



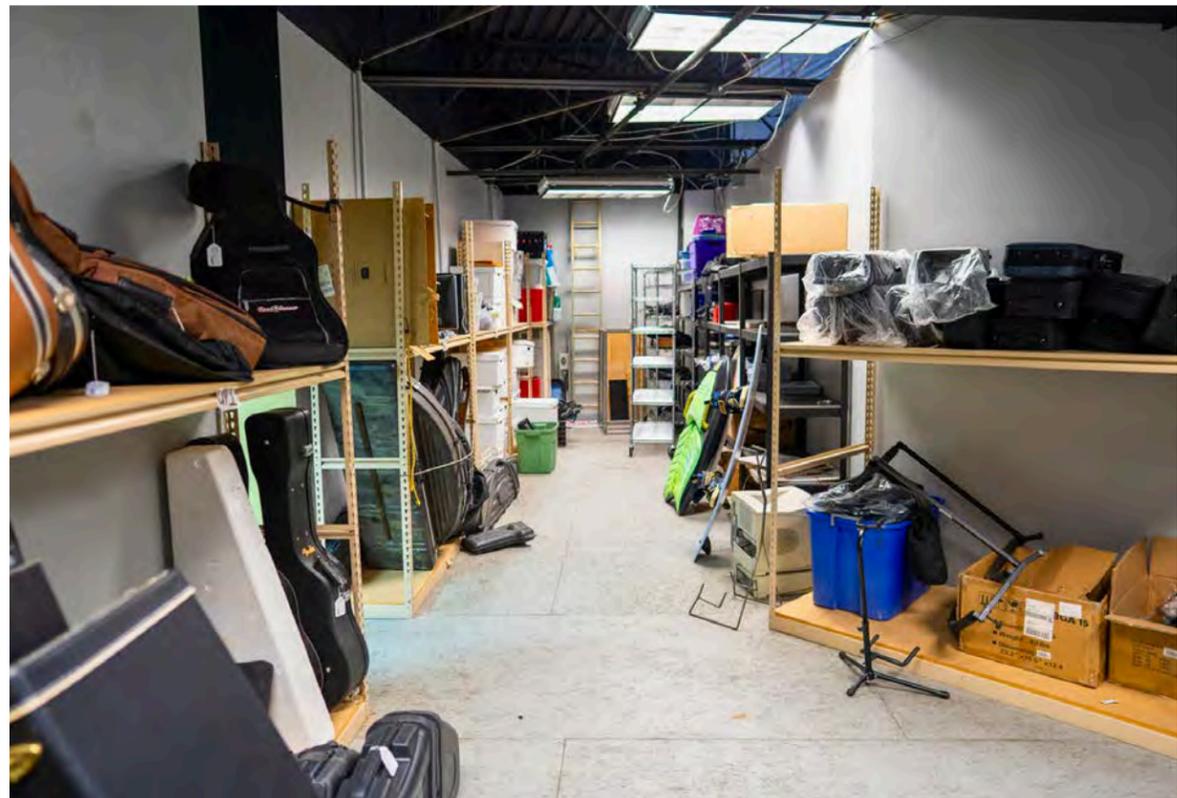
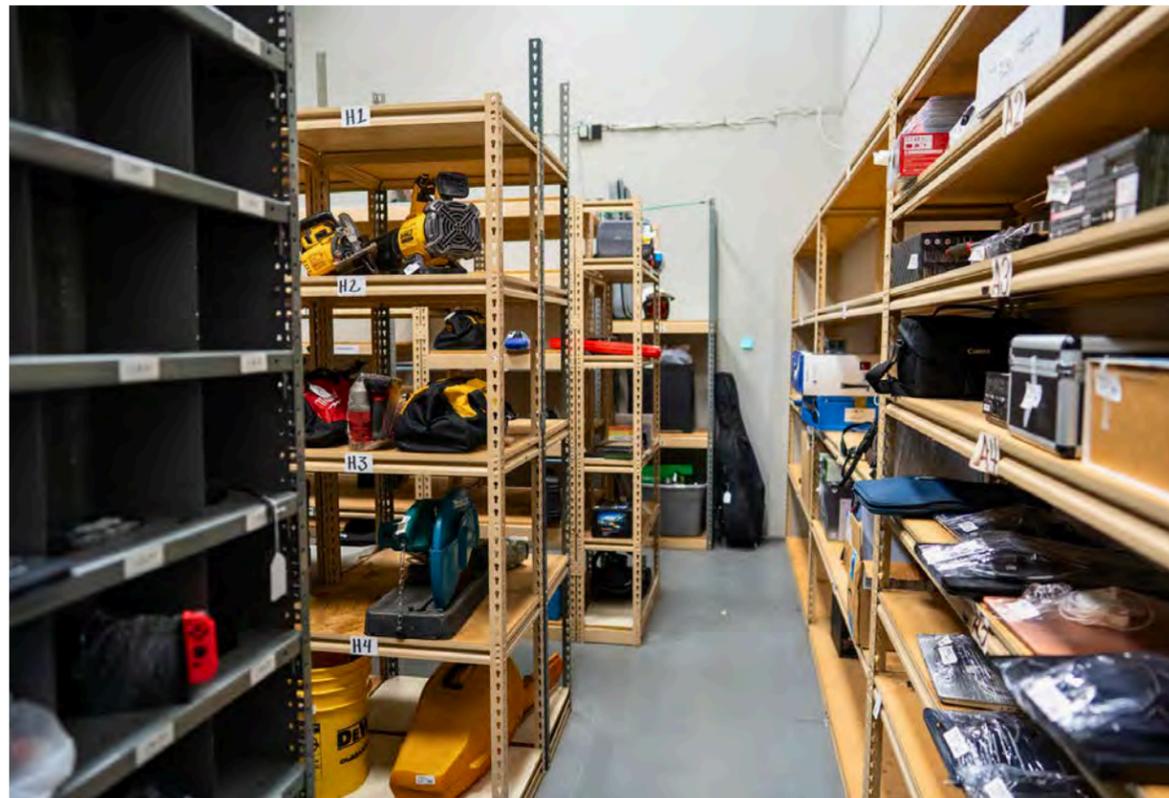
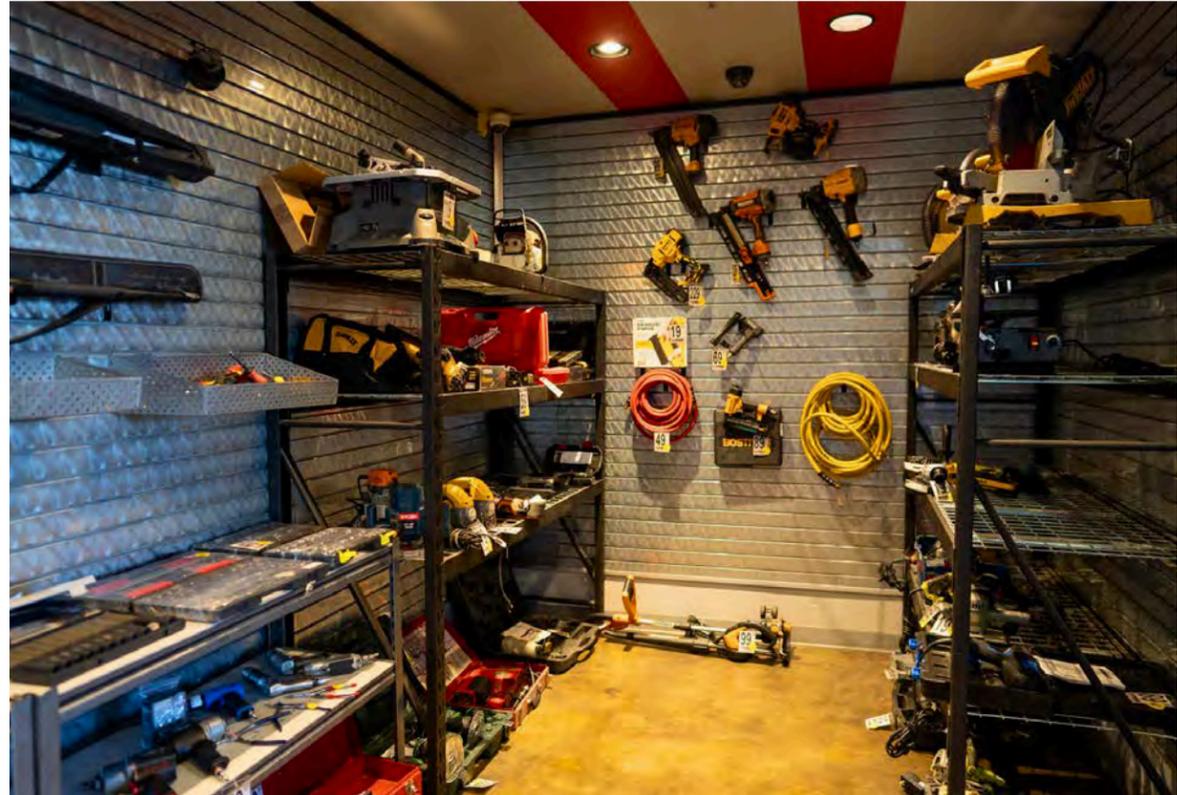
Upstairs Loft



# Interior



# Interior





**SHELLEE HAINES**

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