





**SITE A**  
0.73 ACRES

**SITE B**  
1.25 ACRES

**PROPERTY DETAILS**

Contiguous and in-line to existing Comfort Inn on north property line with Wendy's next door on south property line. Flexible C-3 zoning, possible food or restaurant site, prime retail commercial pad with Cal Ranch on east property line anchored east of site. Located in Southern Utah's prime retail corridor with freeway exposure including nearby interchange access from I-15.

Nearby anchor centers include (but not limited to): Walmart Super Center, Costco Wholesale, power centers with mid-box stores on Washington Interchange, Red Cliffs Drive Stadium Theaters, Red Cliffs Mall, and Zion Shoppes Factory Stores to the west.

 **PREMIUM LISTING**



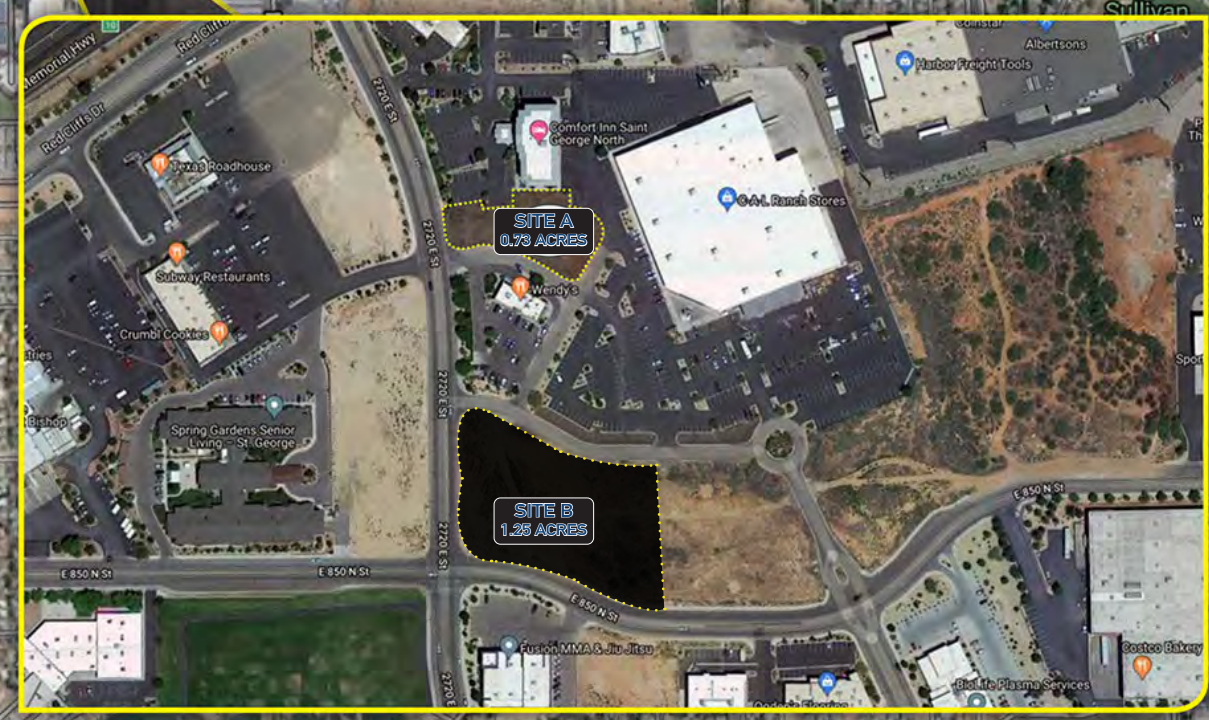
**SHOPPES AT TELEGRAPH SQUARE**

  
**Green Springs Dr.  
Exit 10**  
**52,000 ADT I-15**

**21,185 ADT Red Cliffs Dr.**

**RED CLIFFS MALL**

**The Shoppes At ZION**

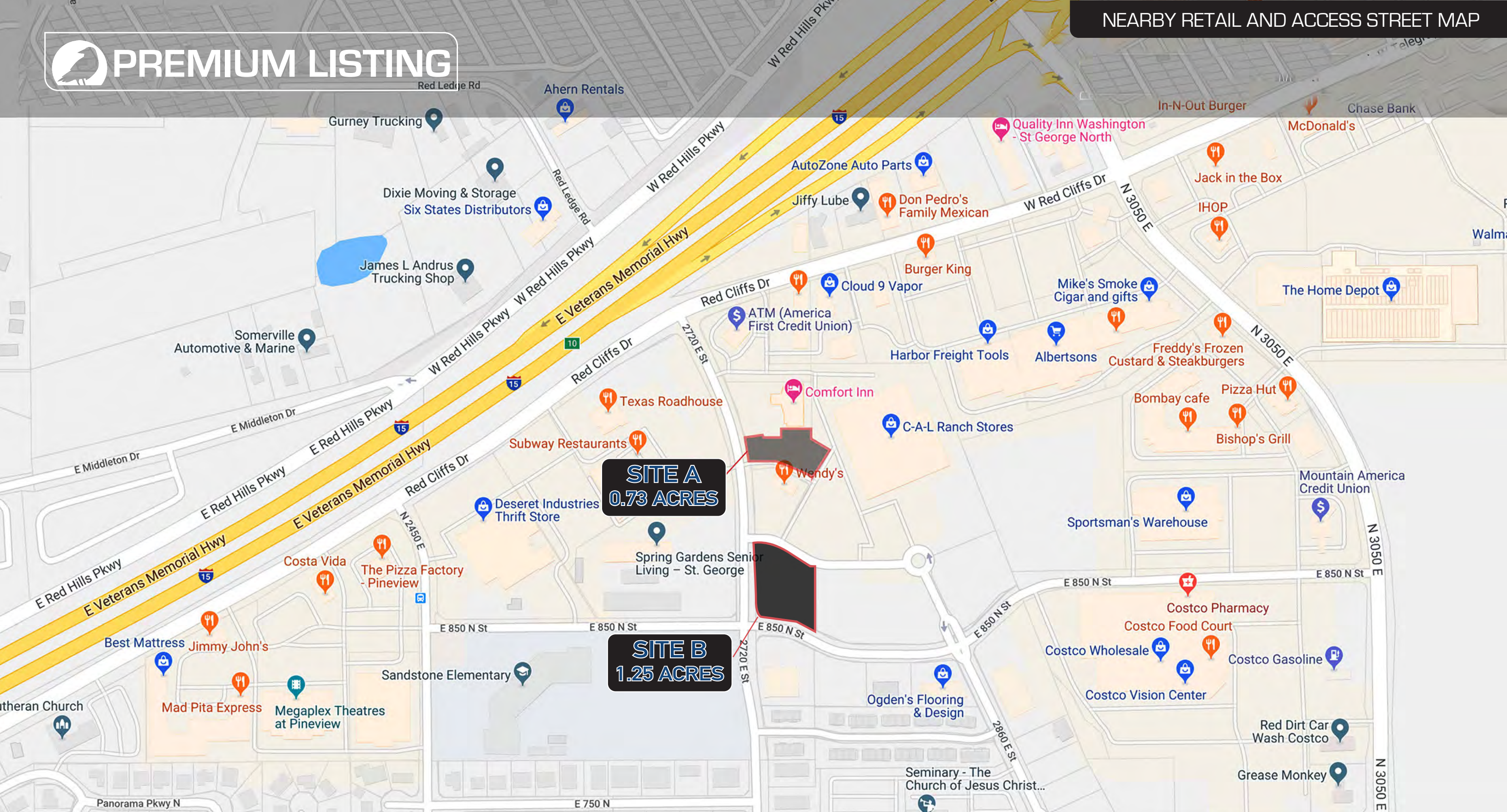


# Commercial Retail | 2 Parcels | Land Available

**2720 East 850 North, St George, UT, 84790**  
**PARCEL A = 0.73 ACRES | PARCEL B = 1.25 ACRES**



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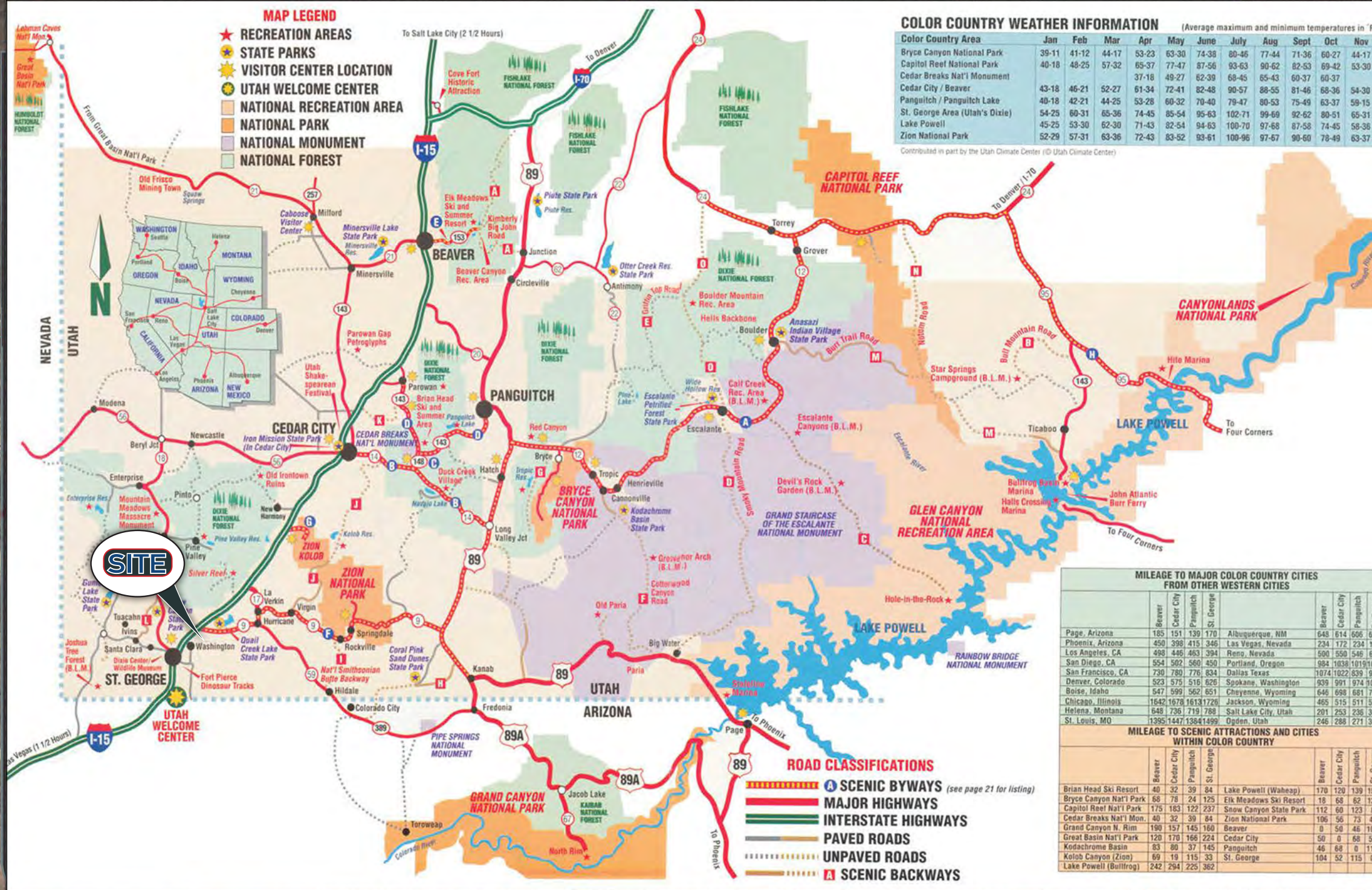


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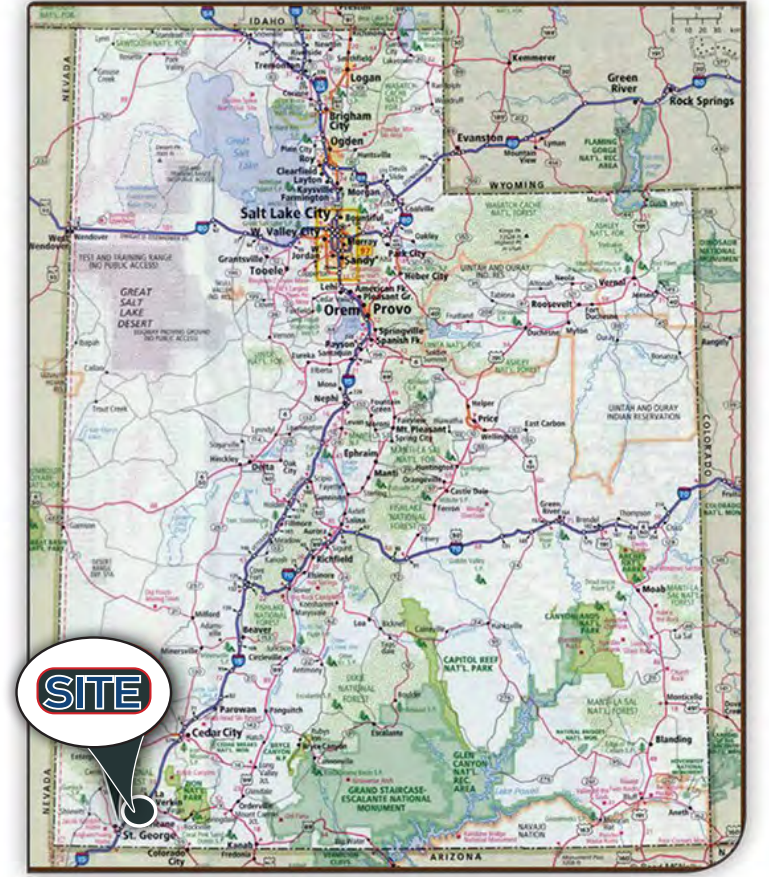
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# PREMIUM LISTING



- ### DISTANCES FROM ST. GEORGE TO
- Denver = 500 Miles
  - Las Angeles = 336 Miles
  - Las Vegas = 108 Miles
  - Phoenix = 266 Miles
  - Salt Lake City = 268 Miles



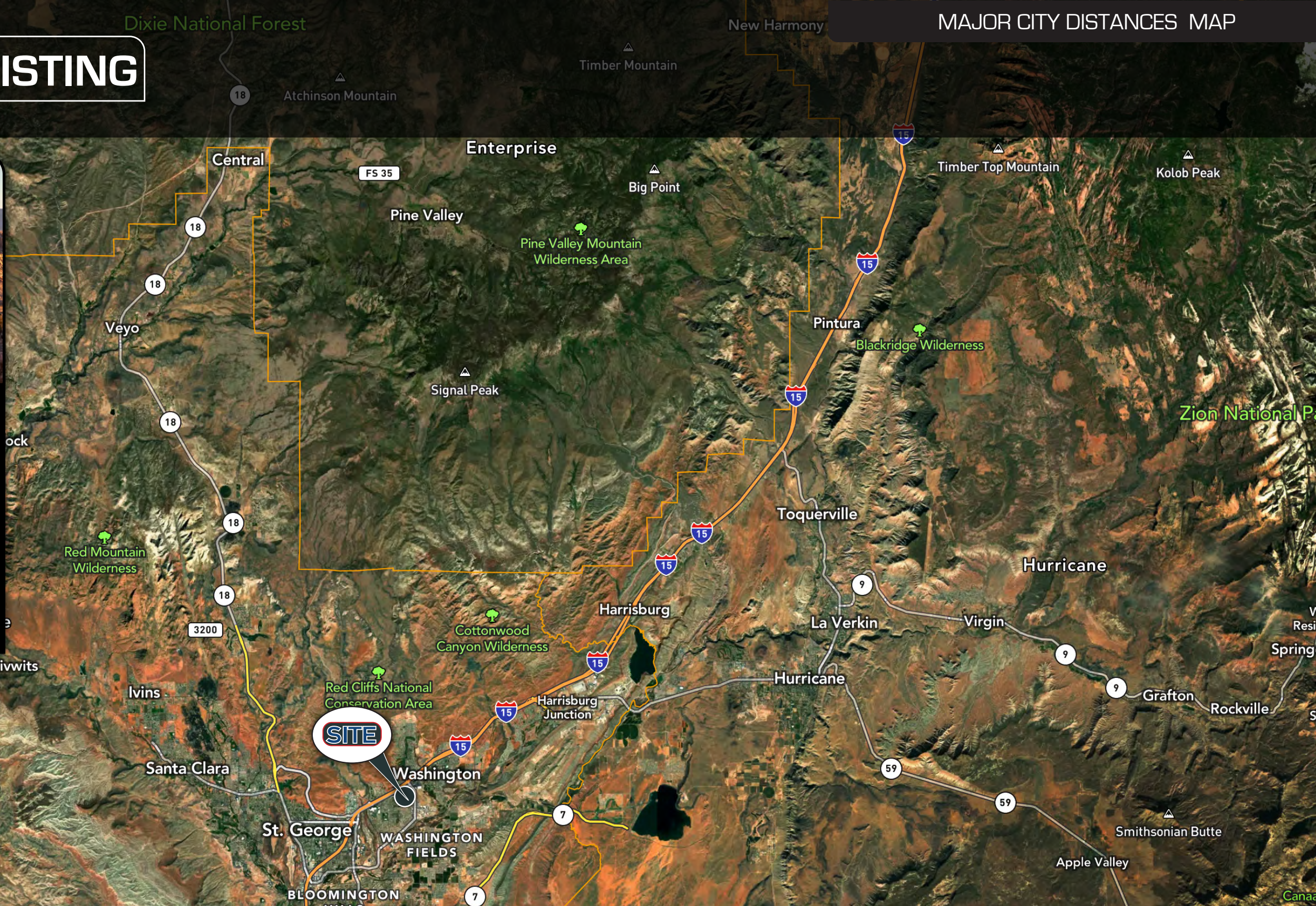
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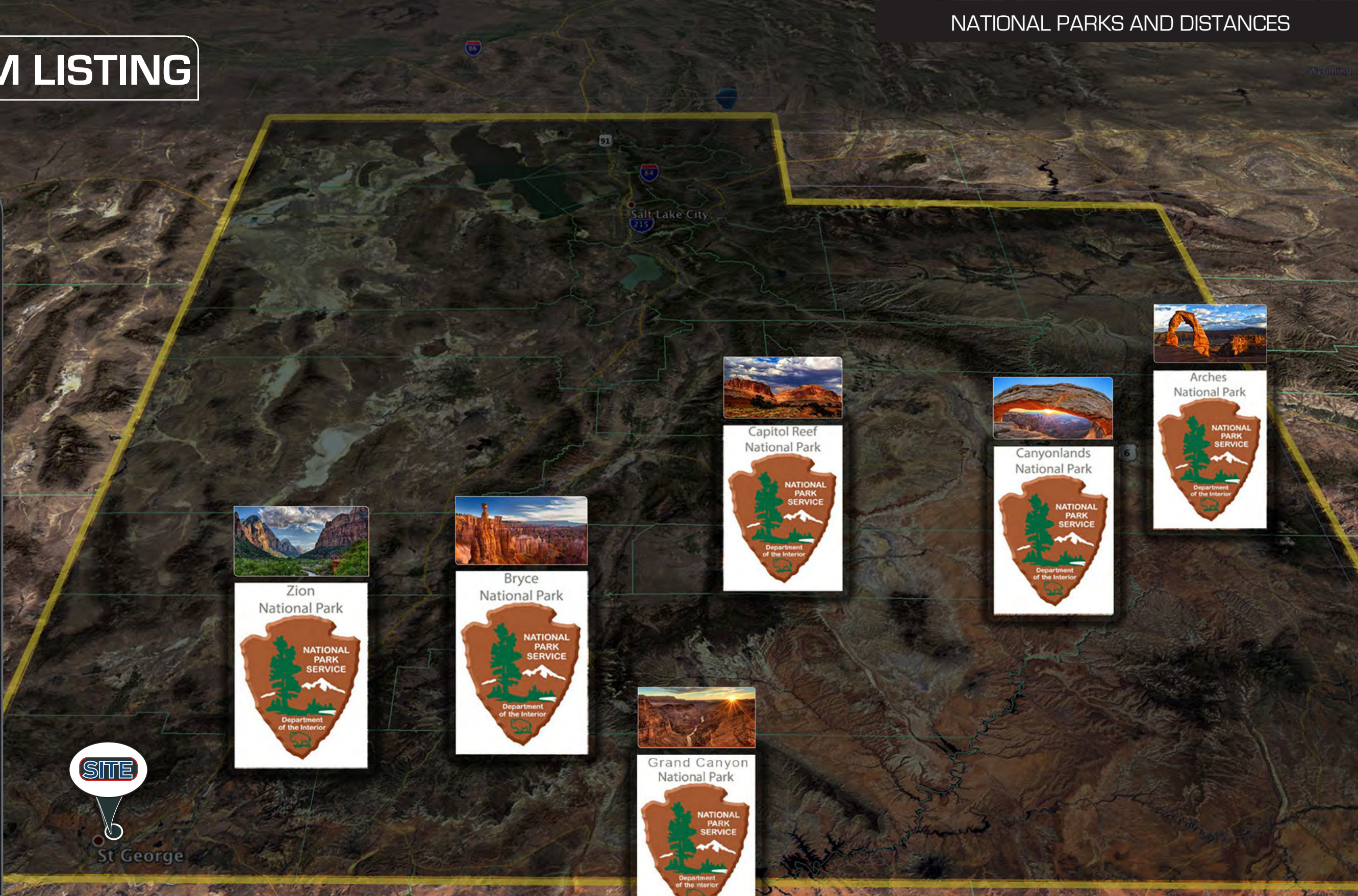


**PREMIUM LISTING**



**DISTANCES FROM ST. GEORGE TO UT. & AZ. NATIONAL PARKS**

- **ZION NP**  
33min (23.1mi) via UT-9 E
- **BRYCE NP**  
2 h 9 min (129.5 mi) via I-15 N
- **GRAND CANYON NP**  
2 h 3 min (115.7 mi) via AZ-389 E and AZ-67 S
- **CAPITOL REEF NP**  
3 h 18 min (178 mi) via I-15 N
- **CANYON LANDS NP**  
5 h (335 mi) via I-15 N and I-70 E
- **ARCHES NP**  
4 h 45 min (323 mi) via I-15 N and I-70 E



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