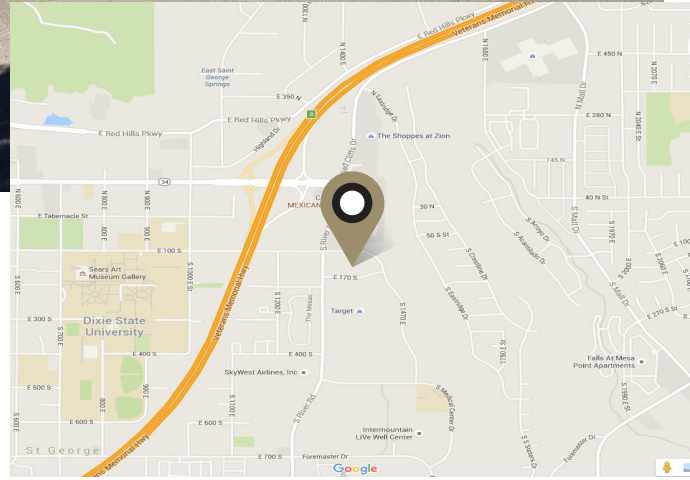


Restaurant for Sale or Lease

148 S. 1470 East
ST. GEORGE,
UT, 84790



Property Information

- > Lease or sale rate negotiable
- > Equipment lease negotiable
- > 7,216 SF on 1.46 acres with on-site parking
- > Just off high-traffic and high visibility River Road with 25,535 ADT
- > Immediately adjacent to Courtyard Hotel

Demographics

Population	1 Mile	3 Mile	5 Mile
2015 Estimated Population	8,677	48,435	95,885
2020 Projected Population	9,430	53,873	109,096
Households	1 Mile	3 Mile	5 Mile
2015 Estimated Households	3,046	16,417	32,251
2020 Projected Households	3,340	18,277	36,638
2015 Est. Average HH Income	\$53,042	\$60,613	\$63,877
2015 Est. Median HH Income	\$41,349	\$46,058	\$49,891
2015 Est. Per Capita Income	\$18,959	\$20,801	\$21,991

Contact Us

Tai Biesinger
Biesinger & Associates, LLC
an affiliate of Pentad Retail/Hospitality
tai@pentadrh.com
T 801.433.9061

Tai J. Biesinger
taij@pentadrh.com
T 801.433.9062

Pentad Retail/Hospitality
560 E. 500 S., Suite 200
Salt Lake City, Utah 84102
T 801.350.0100 F 801.596.7900
pentadproperties.com



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Restaurant for Sale or Lease

148 S. 1470 East
ST. GEORGE,
UT, 84790



St. George Boulevard

The Outlets at Zion

Red Cliffs Mall

Dixie State College



SITE

Dixie Regional Medical Center

Contact Us

Tai Biesinger

Biesinger & Associates, LLC
an affiliate of Pentad Retail/Hospitality
tai@pentadrh.com
T 801.433.9061

Tai J. Biesinger

taij@pentadrh.com
T 801.433.9062

Pentad Retail/Hospitality
560 E. 500 S., Suite 200
Salt Lake City, Utah 84102
T 801.350.0100 F 801.596.7900
pentadproperties.com

PENTAD
RETAIL / HOSPITALITY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

© 2016 Pentad Retail/Hospitality. No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and any information is subject to errors, omissions, change of price, rental, or other encumbrances or conditions imposed by the seller/lessor. Prospective buyers/lessees should conduct their own due diligence.