

FOR LEASE

511 E St George Blvd  
Ste G  
St. George, UT 84790

- Centrally located on St. George Boulevard
- High visibility with strong foot traffic

**± 450 SF | RETAIL**

## Property Specs

|                 |                                   |
|-----------------|-----------------------------------|
| LEASED PRICE    | <b>\$675/Mo/MG + Utilities</b>    |
| SUITE SIZE   SF | <b>± 450 SF</b>                   |
| YEAR BUILT      | <b>1980</b>                       |
| ZONING          | <b>C-3</b>                        |
| TYPE            | <b>Retail   Anchorless Center</b> |

- Centrally located on St. George Boulevard
- High visibility with strong foot traffic
- Ideal for various business uses
- Well-maintained retail space



OR TEXT 22854 TO 39200

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# SUMMARY

# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile    |
|------------------------|----------|----------|-----------|
| 2024 Population        | 10,139   | 58,134   | 123,603   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile    |
| 2024 Households        | 3,361    | 21,020   | 42,754    |
| INCOME                 | 1-mile   | 3-mile   | 5-mile    |
| 2024 Average HH Income | \$68,043 | \$99,479 | \$113,759 |

## Traffic Counts

| STREET         | AADT   |
|----------------|--------|
| St George Blvd | 27,000 |

# 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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## 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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## 325+

OFFICES

## 1.1 BIL

SF MANAGED

## 5,800+

PROFESSIONALS

## TOP 6

2024 LIPSEY RANKING



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# NAI Excel

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