



# FOR LEASE

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

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

± 1,080 SF | RETAIL

## Property Specs

LEASED PRICE **\$1,620 + Utilities/ Month**

SUITE SIZE | SF **± 1,080 SF**

YEAR BUILT **1980**

ZONING **C-3**

TYPE **Retail | Anchorless Center**

- High traffic counts
- Great visibility
- Multiple purposes
- Do not disturb tenants.
- Contact Kevin for information & showings.



OR TEXT 23311 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY



PHOTOS

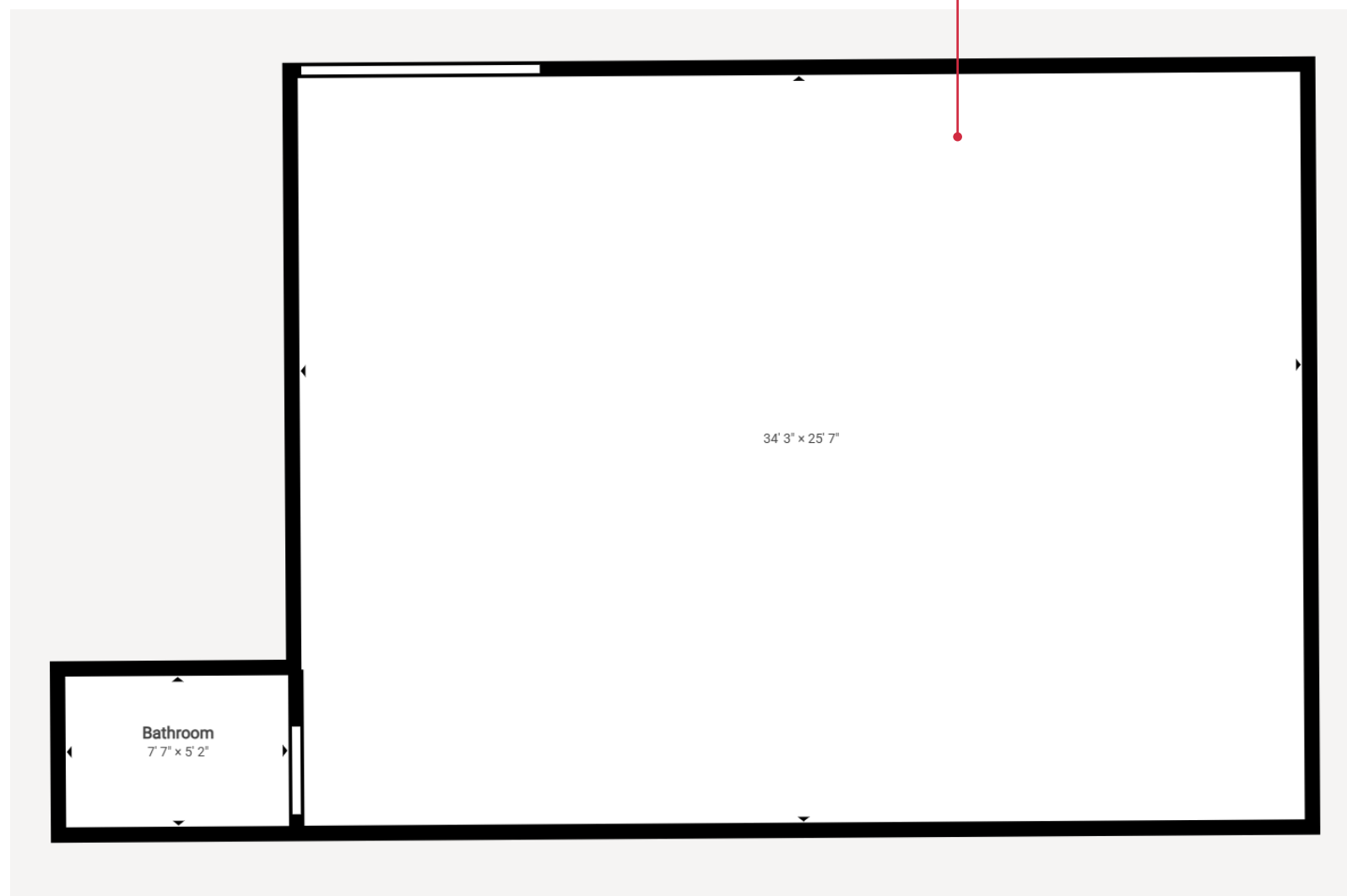
Retail Space on St George Blvd



# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



# AREA MAP



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



# DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2024 Population	10,139	58,134	123,603
<b>HOUSEHOLDS</b>			
2024 Households	3,361	21,020	42,754
<b>INCOME</b>			
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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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 Vegas. 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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