



# FOR SALE

334 W Tabernacle St  
St. George, UT 84770

± 1,599 SF | RETAIL

## Property Specs

SALE PRICE **\$469,000**

BUILDING SIZE **± 1,599 SF**

TAX ID **SG-THWC-I**

YEAR BUILT **1996**

TYPE **Retail | Anchorless Center**

- Downtown office condo in a multi tenant center, office/retail/ or possible restaurant location, open floor plan.



OR TEXT 23558 TO 39200

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

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# AREA MAP



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



# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile    |
|------------------------|----------|----------|-----------|
| 2025 Population        | 9,132    | 56,358   | 110,272   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile    |
| 2025 Households        | 3,493    | 20,974   | 39,086    |
| INCOME                 | 1-mile   | 3-mile   | 5-mile    |
| 2025 Average HH Income | \$72,530 | \$89,479 | \$104,881 |

## Traffic Counts

| STREET            | AADT   |
|-------------------|--------|
| Bluff St          | 27,000 |
| Saint George Blvd | 24,000 |

# 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 Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

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