

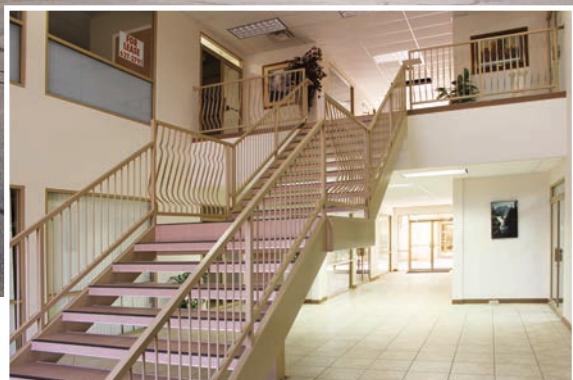
FOR SALE OR LEASE

**2,212± SF**  
Small Office Space

**352 E Riverside Dr**  
St George, Utah 84790

### Property Features

- Excellent Building
- Easy Access to I-15
- Ample Parking
- Open Floor Plan
- Great Location and Exposure
- Second Floor Suite
- High Traffic Area



SUITE A-13	LEASED
SUITE A-7	1,492± SF
CLASS	C
ZONING	C

**LEASE PRICE - \$.80/SF/NNN**  
**SALE PRICE - \$249,000**

### For more information:

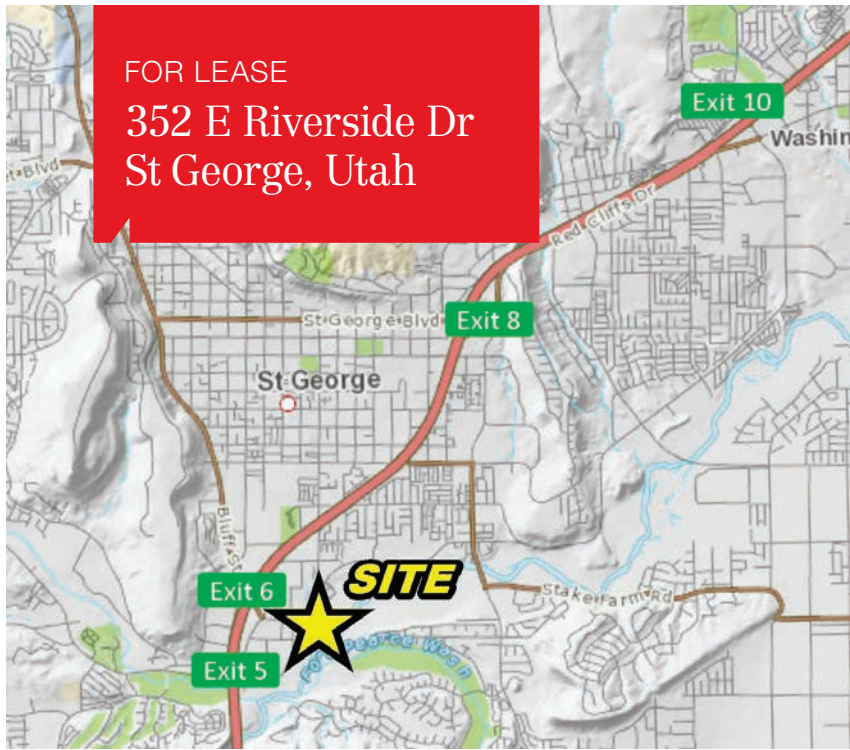
**Roger Stratford**

office: 435.628.1609  
direct: 435.627.5724  
email: rstratford@naiexcel.com

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FOR LEASE  
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St George, Utah

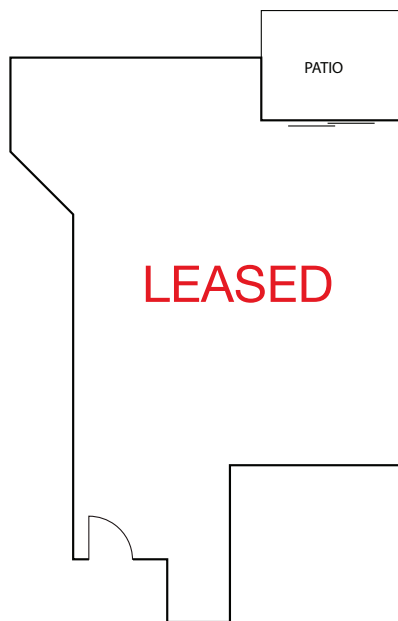




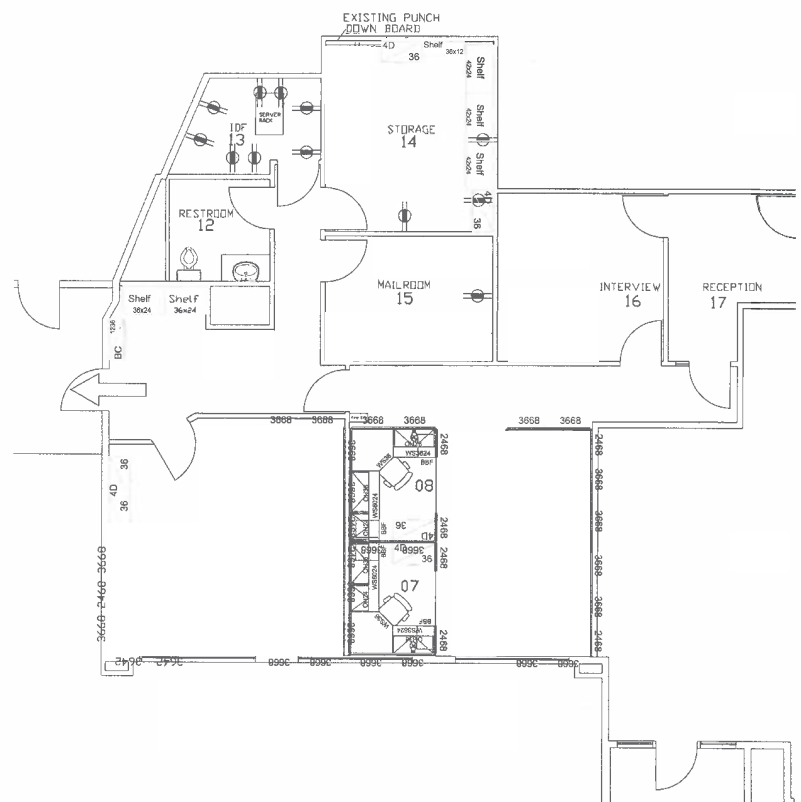
FOR LEASE

352 E Riverside Dr  
St George, Utah

Suite A-13

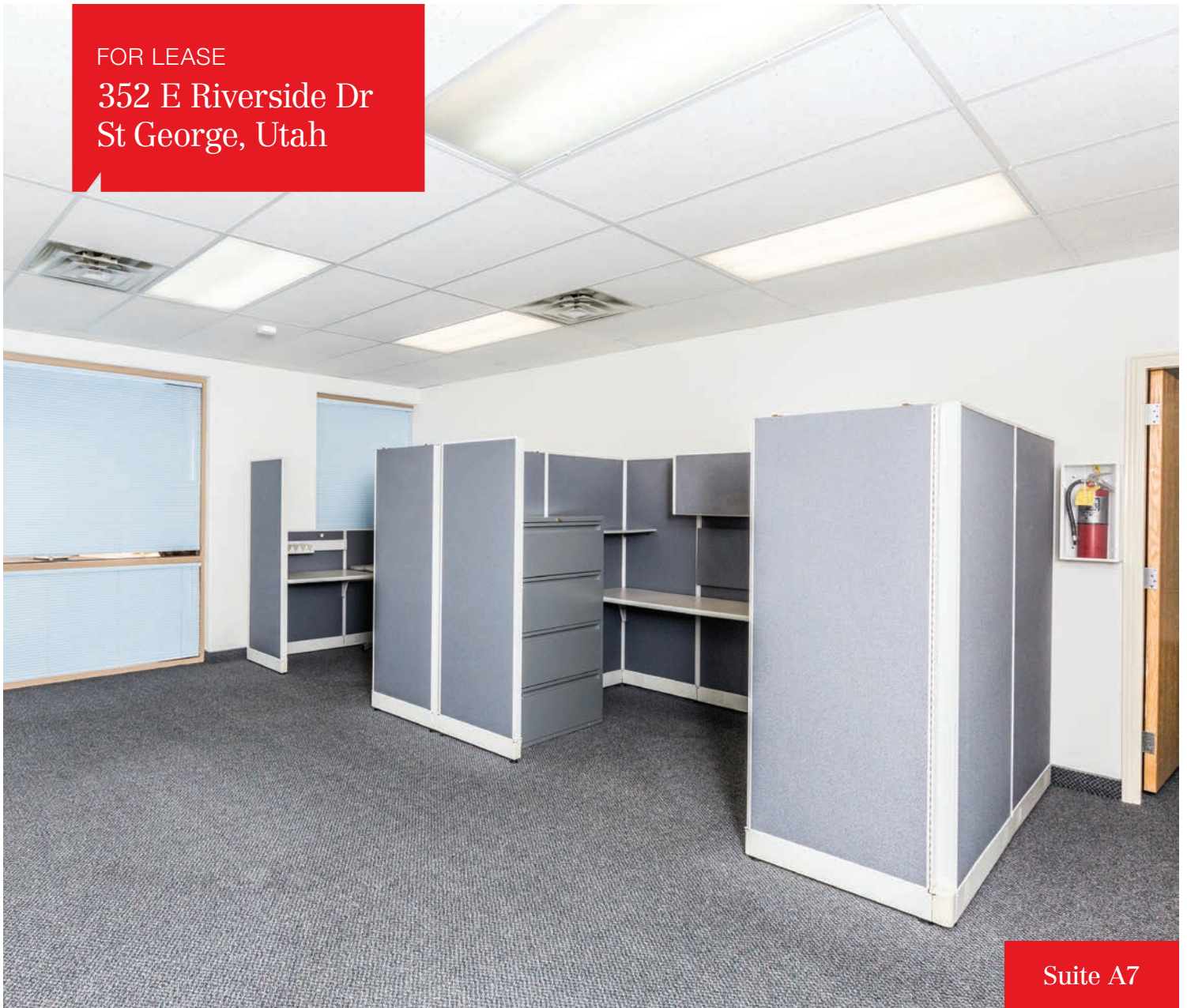


Suite A-7



FOR LEASE

352 E Riverside Dr  
St George, Utah



Suite A7





FOR LEASE

352 E Riverside Dr  
St George, Utah

Suite A13





FOR LEASE

352 E Riverside Dr  
St George, Utah



Ancestor Square



Town Square

## Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	303 miles
LAS VEGAS, NV	123 miles
DENVER, CO	631 miles
LOS ANGELES, CA	387 miles
SAN FRANCISCO, CA	684 miles
SEATTLE, WA	1,141 miles

## Location Information

WASHINGTON COUNTY is known for warm winter weather, snowbirds, and beautiful red rock scenery. It has been known as Utah's Dixie since pioneers settled here in the 1850's. Championship golf, tennis, walking paths, biking trails, hiking, warm, snow-free winters and year long low humidity all make life attractive here.

Home to the world-renowned Snow Canyon State Park and the Tuacahn Center with its 1,920 seat outdoor amphitheatre and the magnificent Zion National Park, the county has the benefit of a large, ultra-modern convention center and the 1200 seat Cox Performing Arts Theatre that is on the Dixie State College campus.

- POPULATION: Washington County - 138,451  
St George - 72,897
- LAND AREA: 2,427 Square Miles
- ECONOMY: Median Income of \$46,462  
with a Cost of Living Index of 90.1 and an  
Unemployment Rate of 6.8%
- HOUSING: Median house value of \$234,800

## For more information:

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[CLICK HERE FOR MORE INFORMATION](#)