

# SUNCHASE BUSINESS PARK

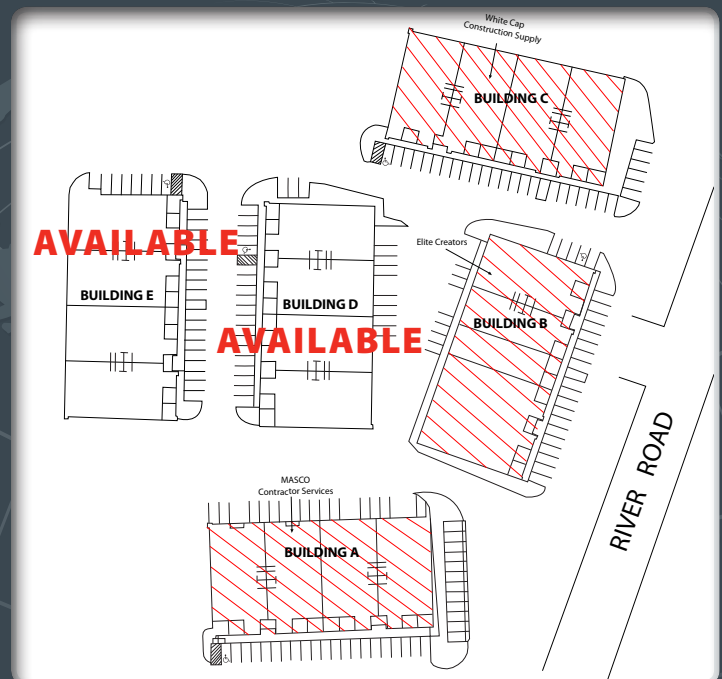
**FOR LEASE - PRICE REDUCED**



3884 South River Road  
St. George, Utah 84790

property information

- 5,000 - 20,000 SF suites
- Starting at \$0.25 psf, NNN
- Located in the Fort Pierce Industrial Park
- Join national tenants like White Cap and Masco
- Tenant improvement contribution may be available
- Great visibility and access fronting River Road
- Superb interstate access
- Clear height 24'
- Heavy power
- Grade level overhead doors
- M-1 zoning



marketed by:

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# SUNCHASE BUSINESS PARK



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION			
2008 Estimated Population	1,300	14,160	48,798
2013 Projected Population	1,711	18,557	60,095
HOUSEHOLDS			
2008 Estimated Households	419	4,719	17,468
2013 Projected Households	563	6,297	21,797
2008 Est. Average HH Income	\$ 83,269	\$ 84,006	\$ 68,272
2008 Est. Median HH Income	\$ 66,082	\$ 66,227	\$ 53,198
2008 Est. Per Capita Income	\$ 26,827	\$ 27,996	\$ 24,979

Demographics provided by: SitesUSA



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