

FOR GROUND LEASE OR BUILD-TO-SUIT



PROPERTY DETAILS

500 North & State Street NEC, La Verkin, UT 84745

- **Flexible Development Opportunity:** ±3.56 Acres Available for Ground Lease or Build-to-Suit (Parcel Size per Washington County GIS)
- **Prominent Hard Corner:** Located at State Street (SR-9) & 500 North With Exceptional Visibility and Multiple Points of Access
- **Across From Maverik (Top 50):** Positioned to Serve Local Residents and Substantial Tourist Traffic Traveling to Zion National Park
- **Gateway to Zion:** Located on SR-9, the Primary Route Connecting I-15, St. George, Hurricane, La Verkin, Springdale, and Zion National Park
- **Broad User Appeal:** Ideal for C-Store Gas, QSR, Drive-Thru, Convenience Retail, Hotel, Coffee, Automotive, Financial Institution, Medical, and Destination Retail Uses
- **Irreplaceable Location Opportunity:** Rare Chance to Establish a High-Profile Presence in One of Utah's Fastest-Growing Tourism and Residential Corridors

NEWMARK



MOUNTAIN WEST

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Situated at one of Southern Utah's premier commercial intersections, this ±3.56-acre development opportunity occupies the southeast corner of State Street (SR-9) and 500 North in La Verkin. The site offers outstanding visibility, generous frontage, and excellent accessibility along the primary corridor connecting Interstate 15 and the St. George metro area to Zion National Park.

Directly across from Maverik and surrounded by growing residential neighborhoods, the property benefits from year-round local traffic while capturing millions of visitors traveling to and from Zion National Park. Few commercial sites combine daily commuter traffic with one of the nation's premier tourism destinations, making this an exceptional opportunity to capture both local and destination customers.

Available for Ground Lease or Build-to-Suit, the property can accommodate a wide variety of commercial users including quick-service restaurants, coffee concepts, convenience retail, fuel, hospitality, automotive services, financial institutions, and neighborhood retail. The site's size and configuration allow flexibility for a signature single-tenant development or a coordinated multi-tenant project.

With Southern Utah continuing to experience robust population growth and tourism expansion, opportunities to secure premier commercial frontage along SR-9 have become increasingly limited. This property represents one of the area's best remaining opportunities for retailers and developers seeking a long-term presence at the Gateway to Zion National Park.

- **Gateway to Zion National Park**
- **Across from Maverik**
- **Hard Corner Signalized Intersection**
- **Ground Lease or Build-to-Suit**
- **Excellent Visibility & Access**
- **Tourism + Local Residential Demand**



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MARKET LANDSCAPE – PLACER.AI

TOP C-STORE GAS STATION LOCATIONS



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20 MI

2026 DEMOS



EST. POPULATION

1 MILE » 4,238
3 MILE » 10,496
5 MILE » 21,502



EST. HOUSEHOLDS

1 MILE » 1,439
3 MILE » 3,523
5 MILE » 7,688



EST. AVERAGE HH INCOME

1 MILE » \$95,879
3 MILE » \$103,764
5 MILE » \$109,273



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