

# 25 NORTH PLAZA

25 N 100 E, ST. GEORGE, UT 84770

OFFICE BUILDING FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	31,043 SF
Available SF:	1,650 SF
Lot Size:	0.71 Acres
Number of Units:	9
Year Built:	1974
Renovated:	2022
Zoning:	C-4
Market:	Southern Utah
Submarket:	St George

## PROPERTY OVERVIEW

Desirable Medical / Office Building located in the heart of the Downtown Business District. Surrounded by banks, real estate brokers, title companies, restaurants and shopping. This building is close to everything!

## PROPERTY HIGHLIGHTS

- Visibility, Frontage and Signage
- Downtown, Central Location
- Multiple Parking Spaces
- Tenant Improvement Allowance

**TIM LEBARON**

435.688.9740 x110  
tim@jmips.com

**JEFF BUSHNELL**

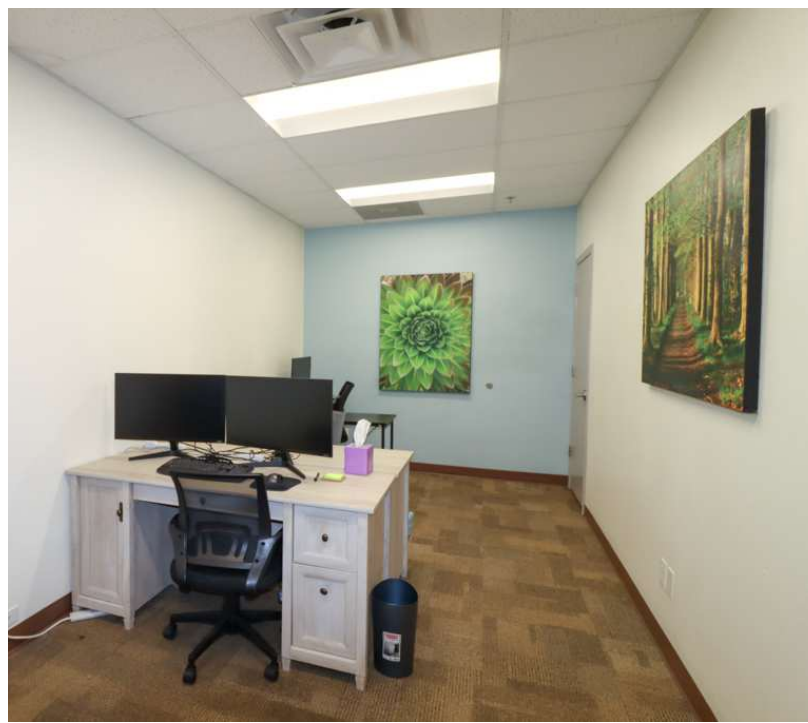
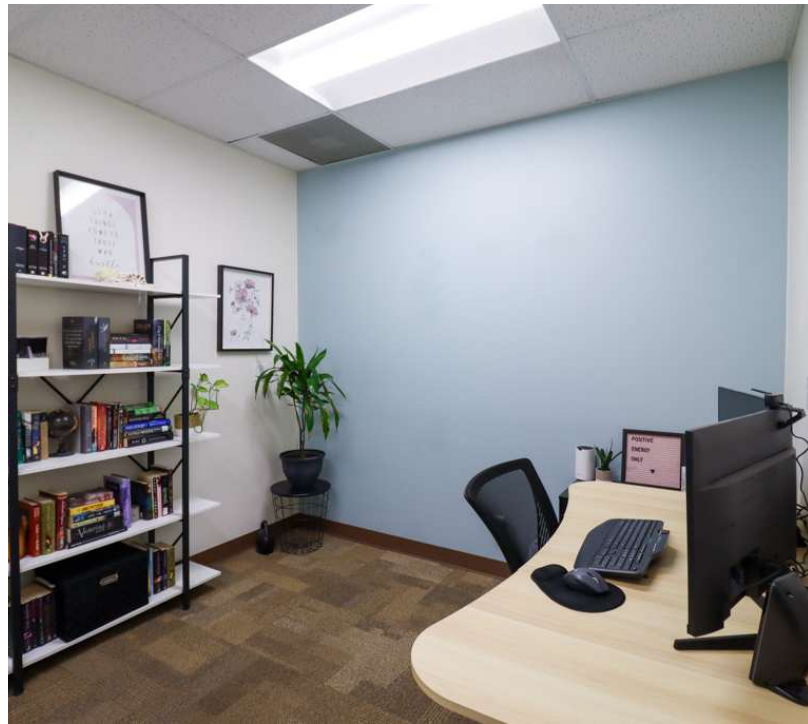
435.216.9433  
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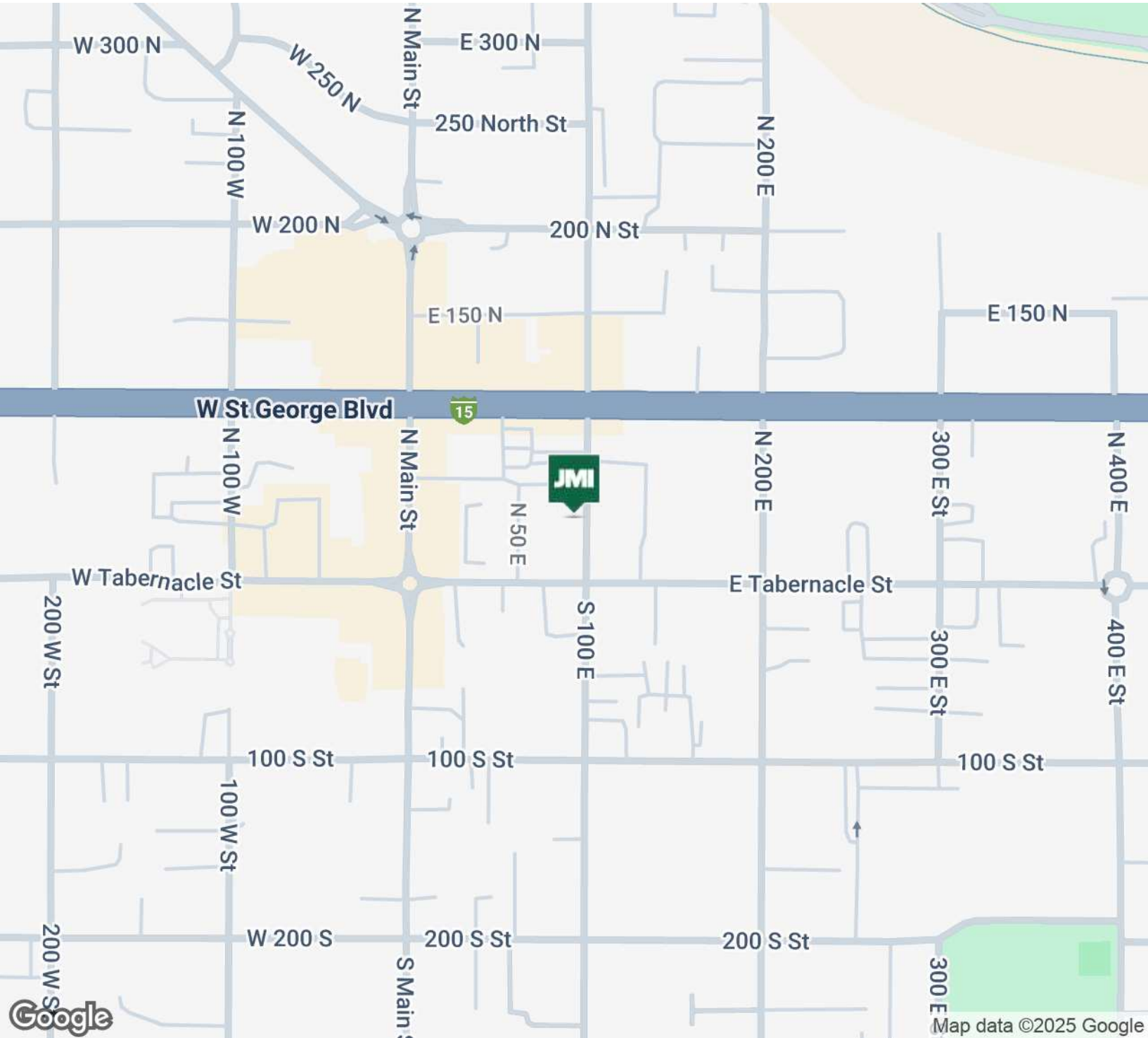
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**JMI**  
PROPERTY SERVICES

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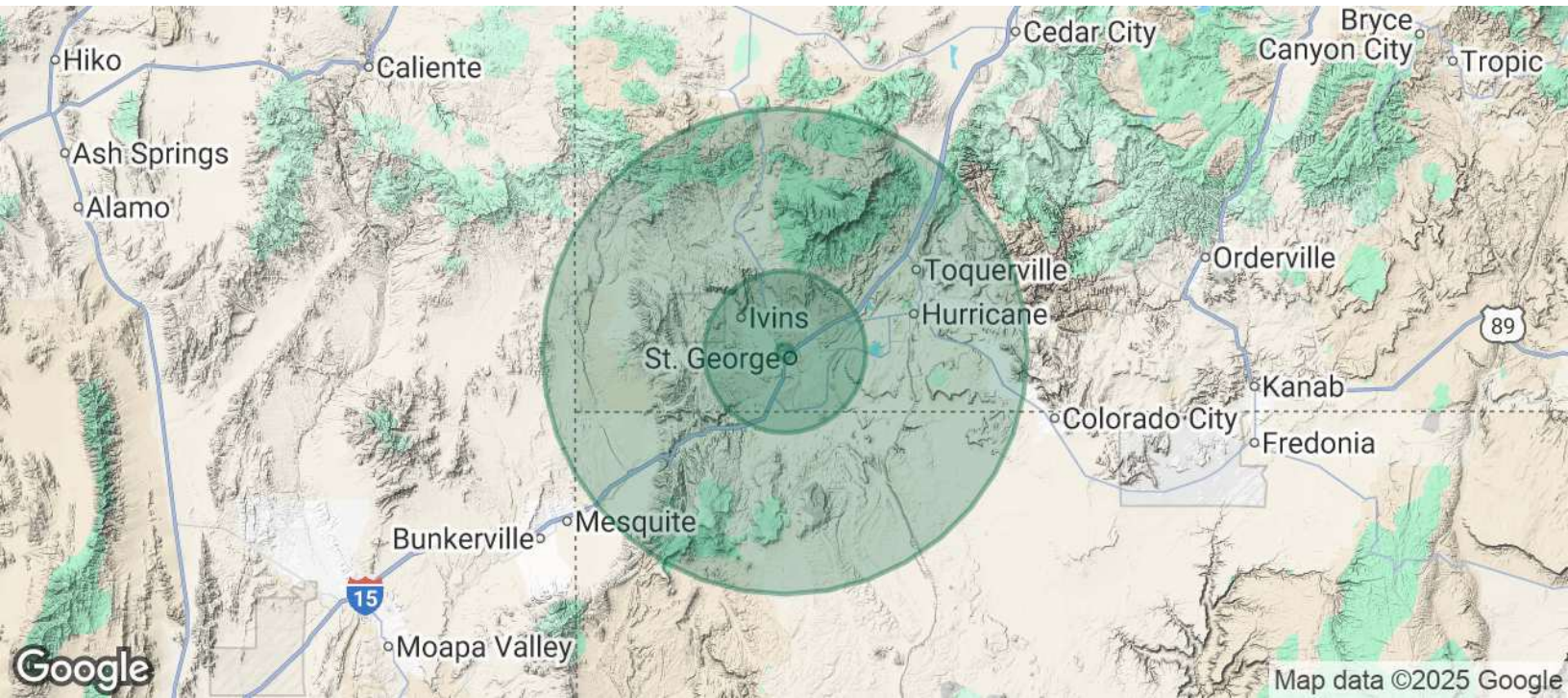
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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Population	5,751	115,139	156,766
Average Age	31.7	33.0	32.8
Average Age (Male)	27.8	32.2	32.1
Average Age (Female)	35.4	34.3	34.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Households	2,078	39,805	53,847
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$45,663	\$63,169	\$62,395
Average House Value	\$188,894	\$271,734	\$262,510

2020 American Community Survey (ACS)

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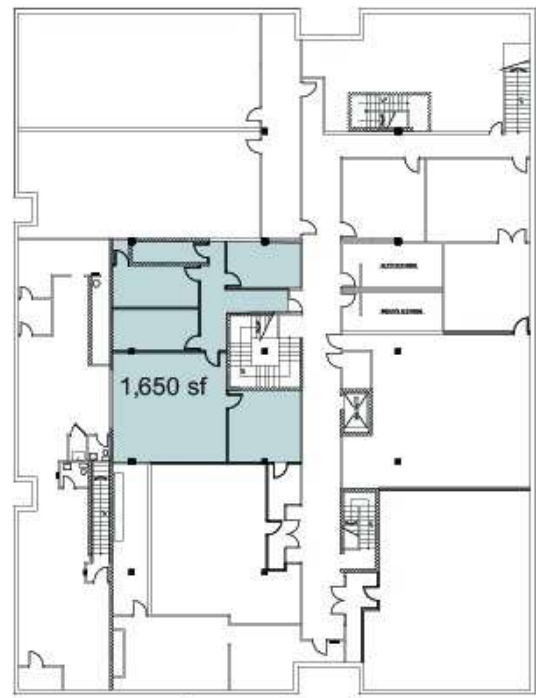
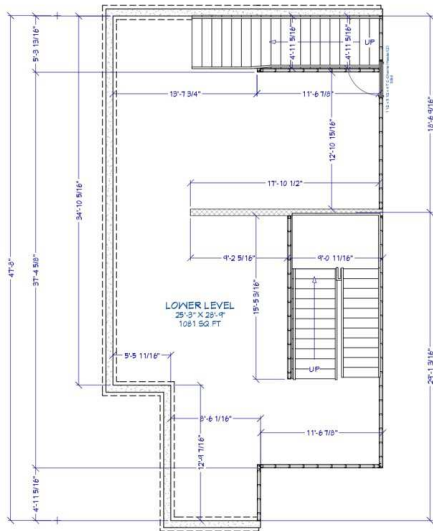
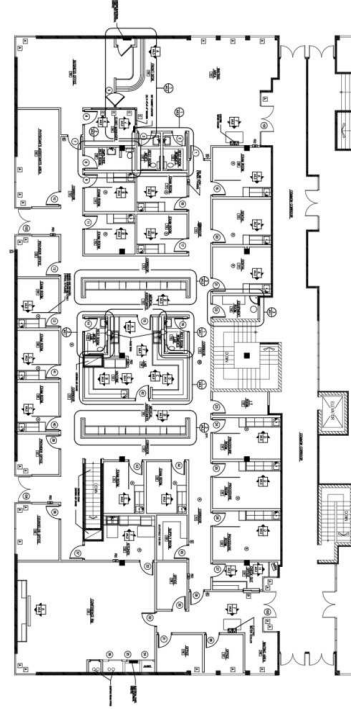
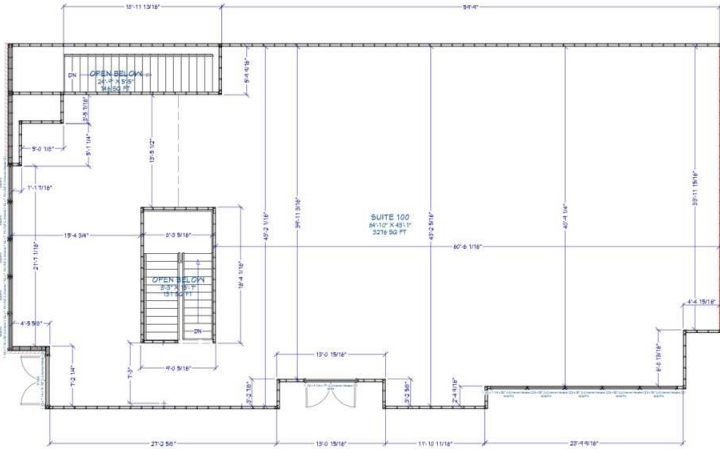
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Lower Level

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