

WASHINGTON, UTAH · GENERAL COMMERCIAL LAND

**+/- 0.55 ACRES**  
GENERAL COMMERCIAL

**655 E Telegraph St**

**Retail · Restaurant**

**· Service**  
IDEAL USES

**FOR SALE OR LEASE**

**Contact Agent**  
FOR PRICING



Element is pleased to present the opportunity to acquire 0.55 acres at 655 E Telegraph St in Washington, Utah. Zoned General Commercial, the site is well-suited for a small retail development, a standalone restaurant, or a service-related business. Located along the Telegraph Street corridor just south of St. George, the property offers convenient access to I-15, downtown St. George, and the surrounding Washington County trade area.







655 E Telegraph St sits along the Telegraph Street corridor in Washington City, an established commercial artery connecting Washington to downtown St. George and the Bloomington and Sunset trade areas. The location offers convenient access to I-15, making daily commuting and customer traffic straightforward for a retail, restaurant, or service use.



Washington City is one of the fastest-growing cities in Washington County, immediately adjacent to St. George. Surrounded by an expanding residential base, the Telegraph corridor benefits from steady local traffic, nearby rooftops, and proximity to the everyday services, dining, and retail that support small-format commercial development.



# Property Details

## Site Specifications

655 E TELEGRAPH ST · WASHINGTON, UT

|             |                                          |
|-------------|------------------------------------------|
| ADDRESS     | 655 E Telegraph St, Washington, UT 84780 |
| PARCEL SIZE | 0.55 Acres                               |
| ZONING      | C-1 General Commercial                   |
| TAX ID      | W-RE-2                                   |
| OFFERING    | For Sale or Lease                        |
| PRICE       | Contact Agent for Details                |



### Opportunity Overview

This 0.55-acre General Commercial parcel offers a flexible, small-footprint development opportunity along Telegraph Street in Washington City. The zoning and lot size support a range of commercial concepts, making it well suited for owner-users, single-tenant developers, or investors targeting Southern Utah's growing retail and service demand.

Parcel includes shared Ingress / Egress with car wash for direct access to Telegraph Street.

### Ideal Uses

- Small retail development / retail pad
- Standalone restaurant or quick-service concept
- Service-related business (medical, professional office, salon, etc.)
- Owner-user or single-tenant build-to-suit

# Why Washington

## One of the Fastest-Growing Regions in the Country

Washington City anchors Washington County's strong tourism economy, expanding residential base, and unmatched outdoor recreation. With year-round visitors, a pro-business environment, and rapidly rising population, the market offers exceptional opportunities for investment, development, and long-term growth.

### QUALITY OF LIFE ADVANTAGES

- Warm climate and year-round outdoor recreation
- Close proximity to Zion National Park and Southern Utah's state parks

### OPERATING ADVANTAGES

- Low taxes and affordable operating costs relative to national averages
- Rapidly growing workforce and consistent tourism-driven demand
- Room for new and expanding businesses across retail, restaurant, and service sectors



## Area Demographics

| AREA              | POPULATION | MEDIAN HOUSEHOLD INCOME | MEDIAN HOME VALUE |
|-------------------|------------|-------------------------|-------------------|
| Washington City   | 37,107     | \$91,853                | \$570,400         |
| Washington County | 213,670    | \$80,632                | \$510,700         |

Source: U.S. Census Bureau, QuickFacts, Washington city and Washington County, Utah (2025 population estimate; 2020–2024 American Community Survey 5-year estimates for income and home value).





**655 E Telegraph St**



**CONTACT**  
**Nate Shaffer**  
Principal Broker  
435-525-0079  
nate@elementreb.com

**Michael Florence**  
Sales Agent  
435-599-4322  
michael@elementreb.com