

Retail for Lease

Green Springs Center

975 W. Red Cliffs Drive | Washington, UT

Property Information

- **Available Spaces:**
  13,593 SF 3,036 SF 2,627 SF
- New lease signed with Flooring Liquidators estimated opening Q1 2027
- Pylon sign reserved for midbox space
- Located in prominent grocery anchored center servicing Northern St. George and Washington, UT
- The center receives approx. 75,000 monthly visitors *(Creditntell, March 2026)*
- Located at highly trafficked intersection
- *Red Cliffs Drive: 22,000 ADT*
- *Green Springs Drive: 26,000 ADT*

Co-tenants:

Albertsons, Harbor Freight, Flooring Liquidators, Cupbop Korean BBQ in a Cup, Fantastic Sams Cut & Color, Burger King

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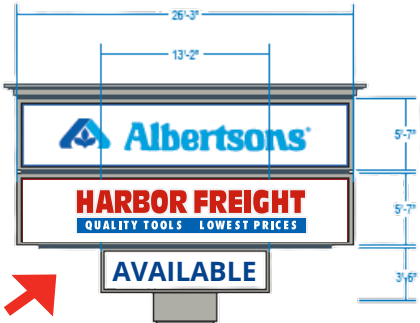
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Site Plan





Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	9,292	48,804	95,820
2030 Projected	9,719	52,524	106,344
Households			
2025 Estimated	3,281	17,286	33,637
2030 Projected	3,501	18,943	38,237
Income			
2025 Median HHI	$76,659	$75,688	$79,110
2025 Average HHI	$97,526	$103,070	$108,291
2025 Per Capita	$34,479	$37,095	$38,098





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