



Colliers

AREA per BUILDING

A	4,570sf
B	4,600sf
C	4,600sf
D1	4,800sf
D2	3,600sf
E	4,000sf
F	5,300sf
G	4,400sf
H	3,200sf
I	12,000sf
J	40,000sf
K	3,200sf
L	3,000sf
M	58,000sf

Retail for lease, sale,
or BTS

River Crossing

1450 S. River Road
St. George, UT 84790

Space Information:

- BTS available
- Pads, inline, big-box and mid-box spaces available
- Located right on the intersection of 1450 South and River Road
- High traffic counts
- Very visible intersection with great exposure
- High growth area

Demographics	1 Mile	3 Mile	5 Mile
Population			
2021 Estimated	6,398	59,299	110,106
2026 Projected	6,891	66,425	127,255
Households			
2021 Estimated	2,351	19,628	37,032
2026 Projected	2,544	21,969	42,865
Income			
2021 Median HHI	\$68,461	\$62,111	\$62,581
2021 Average HHI	\$90,353	\$82,467	\$83,589
2021 Per Capita	\$32,633	\$27,136	\$28,245

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