

RIVERSIDE DRIVE RETAIL PADS



FOR GROUND LEASE OR BUILD TO SUIT

PROPERTY DETAILS

170 E. Riverside Dr., St. George, UT 84790

- Full Access off both Riverside Drive and Dixie Drive
- Cross Parking Cross Access
- Drive-Thrus available
- 0.2 Miles from I-15 Bluff Street Exit
- 0.6 Miles from Dixie Drive Exit
- 3.68 Acres Available Total Site
- 25,509 ADT on Riverside Drive, 15,946 ADT on 270 East and 65,898 ADT on I-15
- Shadow Anchored by Dixie Event Center

NEARBY TENANTS



2025 DEMOS

EST. POPULATION



1 MILE » 4,058
3 MILE » 57,235
5 MILE » 115,736

EST. HOUSEHOLDS



1 MILE » 1,577
3 MILE » 20,955
5 MILE » 41,328

EST. AVERAGE HH INCOME



1 MILE » \$91,667
3 MILE » \$105,495
5 MILE » \$116,021

NEWMARK

MOUNTAIN WEST

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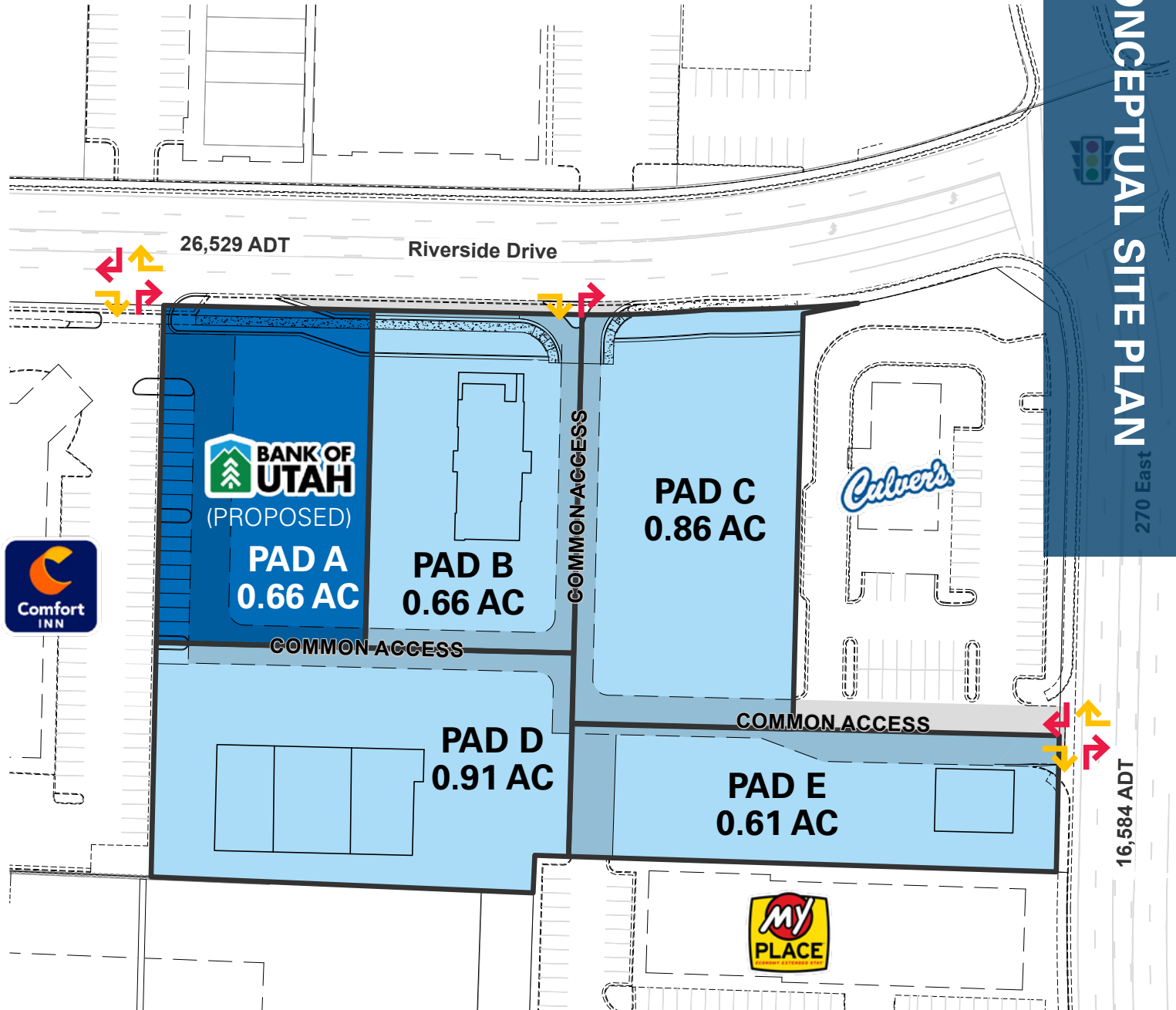
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CONCEPTUAL SITE PLAN



AVAILABLE



LOI



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