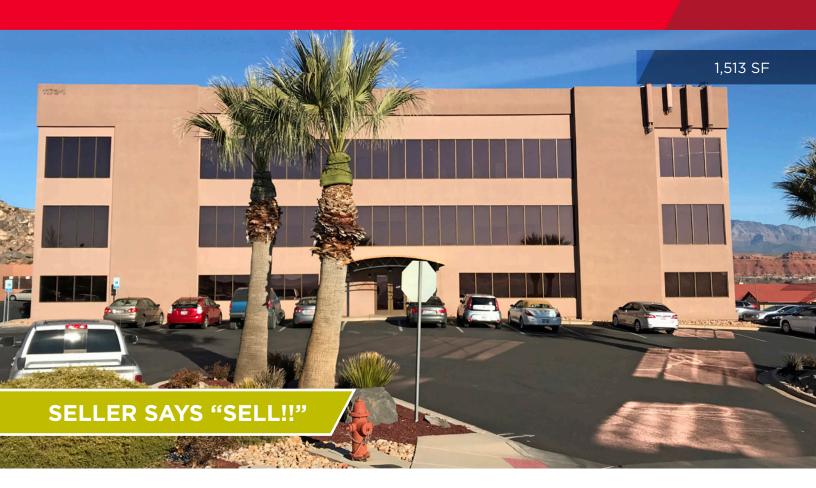


FOR SALE

Blackridge Office Condo #307 1173 South 250 West / St. George, UT



Nice professional office condo for sale with city views ready for owner/user.

Property Highlights

• Size: 1,513 SF

Sales Price: \$226,950 \$207,000

- Freeway access 1/2 mile
- Located in the center of the cities professional business area
- · Great parking for tenants

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| Population | | | |
| 2017 Estimated Population | 4,361 | 51,003 | 98,836 |
| 2022 Projected Population | 4,779 | 56,462 | 111,510 |
| Households | | | |
| 2017 Estimated Households | 1,677 | 17,605 | 33,395 |
| 2022 Projected Households | 1,843 | 19,468 | 37,560 |
| 2017 Est. Median HH Income | \$48,464 | \$53,751 | \$55,187 |
| 2017 Est. Average HH Income | \$67,162 | \$74,798 | \$75,455 |
| 2017 Est. Per Capita HH Income | \$24,974 | \$26,438 | \$25,786 |

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

Craig Boyer

Associate Director / Retail Specialist +1 801 784 5321 craig.boyer@cushwake.com 372 24th Street, Suite 320 Ogden, Utah 84401 Main +1 801 525 3000 Fax +1 801 525 9596 **cushmanwakefield.com**



FOR SALE

Blackridge Office Condo #307

1173 South 250 West / St. George, UT

