# STOREFRONT RETAIL/RESTAURANT FOR LEASE

838 W. NORTH TEMPLE, SALT LAKE CITY, UTAH 84116




## PROPERTY INFORMATION

- Suite 840:1,439 SF End Cap Retail/Restaurant Equipment Included
- Suite B: 715 SF Retail/Office
- No Smoke Shops Will be Allowed
- North Temple Frontage
- Immediate Trax Access
- Busy Retail Area with High Traffic Counts
- Ample Parking: 4.61/1,000 SF
- Easy Access to I-15 and I-215

## DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Total Population | 16,114 | 115,803 | 194,678 |
| Total Households | 5,805 | 45,365 | 75,743 |
| Avg. Household Income | $40,509 | $42,421 | $46,862 |

## TRAFFIC COUNTS

North Temple: 42,967 Annual Average Daily Traffic

900 West: 19,639 Annual Average Daily Traffic

## LEASE RATE REDUCTION : $15.00/SF - $25.00/SF NNN

**Contact**

**801.617.1707**

CRYSTAL JOHNSON

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.


**Contact**

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