



PROPERTY INFORMATION

- Suite A: 2,500 SF End Cap Retail
- Ideal for Retail, Café, Bakery, Coffee Shop, or Light Food Service Uses
- No Existing Grease Trap, Commercial Hood, or Floor Drains
- Building Signage Available
- Excellent Visibility Along 3500 South
- Nearby Access to Mountain View Corridor & S.R. 201

LEASE RATE: \$25.00/SF YEAR NNN

DEMOGRAPHICS

	1 Mile	5 Mile
Population	19,909	174,015
Households	5,387	48,317
Avg. Household Income	\$122,811	\$109,882

TRAFFIC COUNTS

3500 South: 18,312 AADT

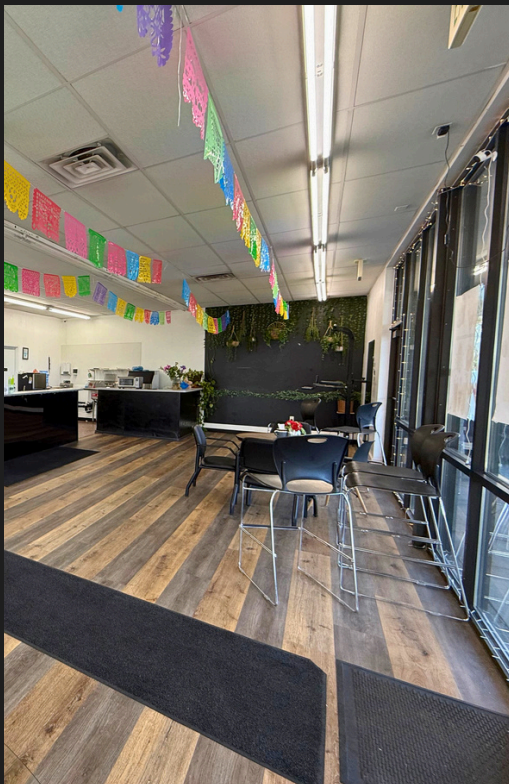
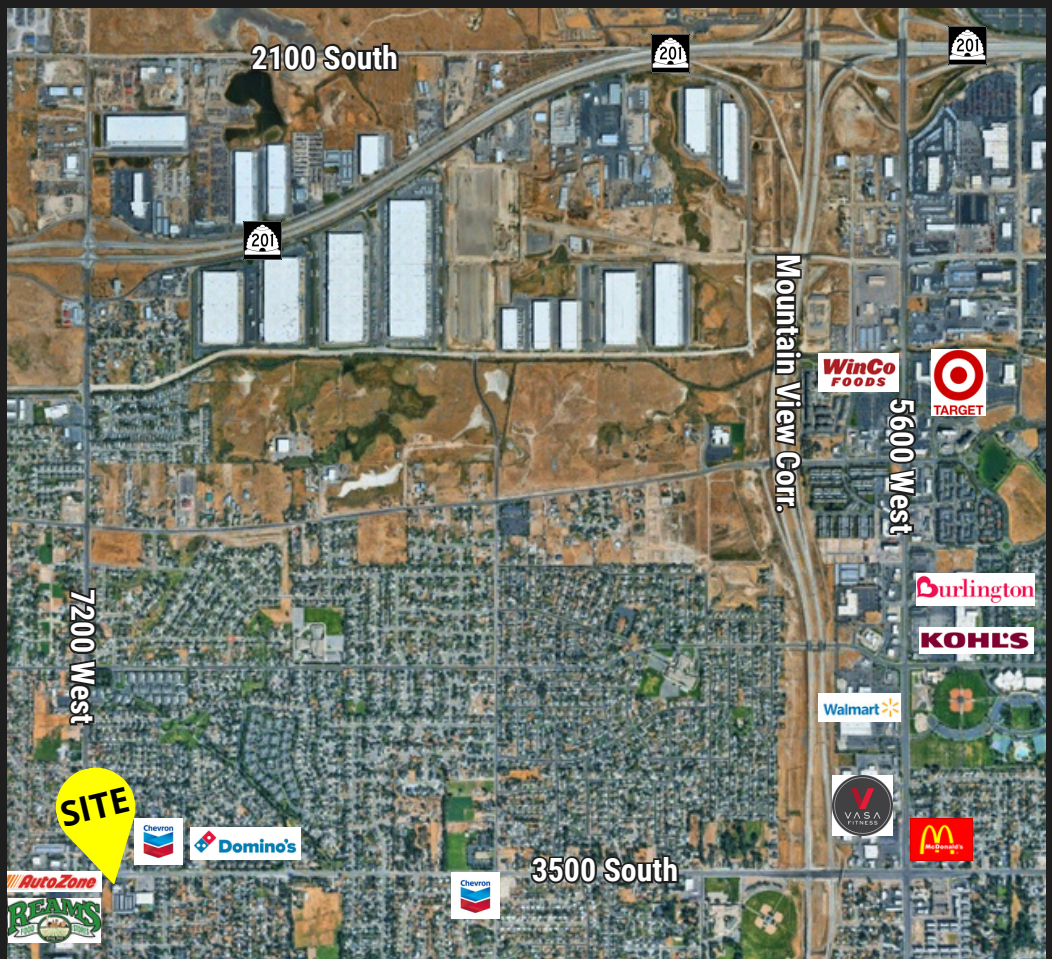
7200 West: 24,262 AADT

Contact
801.617.1707

CRYSTAL JOHNSON | crystal.johnson@crcnationwide.com

7135 WEST 3500 SOUTH, WEST VALLEY CITY, UTAH 84128

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.



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