



nationwide

# STOREFRONT RETAIL AVAILABLE FOR LEASE

3581 SOUTH 8400 WEST, MAGNA, UTAH 84044



## PROPERTY INFORMATION

- Arbor Park Retail Shopping Center
- Suite A-300: 1,687 SF Retail
- Available May 1, 2024
- Pylon & Building Signage Available
- Nearby Retail Tenants Include: Walmart, Wells Fargo, Jimmy Johns, Little Caesars, Arbys & Cafe Rio
- Bacchus Highway Frontage
- Easy Access to S.R. 201

**LEASE RATE: \$27.00/SF NNN**

## DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	35,501	102,791	430,137
Households	10,170	29,619	126,585
Avg. Household Income	\$75,153	\$79,473	\$79,836

## TRAFFIC COUNTS

3500 South: 17,225 Average Annual Daily Traffic

Bacchus Hwy: 17,000 Average Annual Daily Traffic

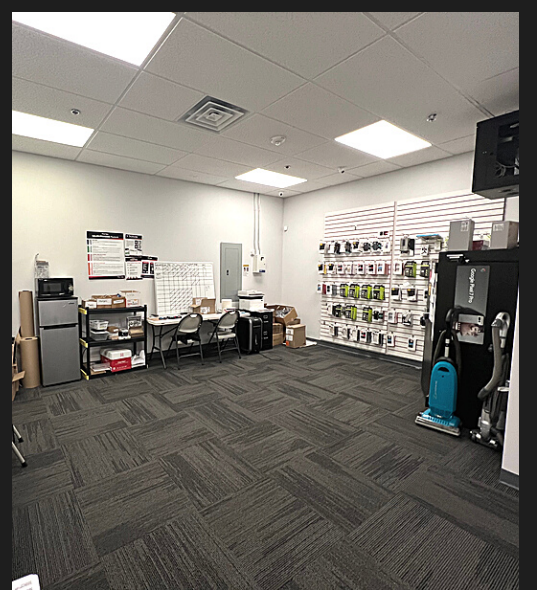
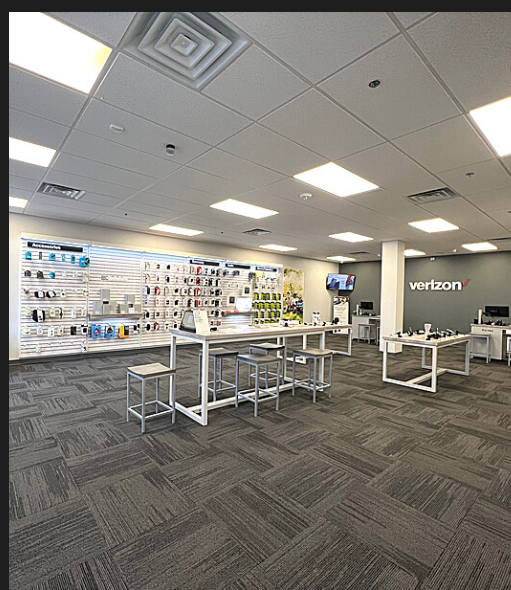
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained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



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