

FORMER ARCTIC CIRCLE

3883 West 5400 South ↻ Taylorsville, UT

PROPOSED RENOVATION



CheckSmart

OPENED 2015



OPENED 2018

Mister CAR WASH



OPENED 2019



5400 SOUTH

BANGERTER HWY

FOR LEASE

PROPERTY INFORMATION

- Building Size: 1,100 or 2,200 SF
- Covered Drive-Thru
- Proposed Renovation for 2 Tenants
- Lease Rate: \$25-\$28 PSF
- Available Immediately

FEATURES

- Access/Visibility from 5400 South
- Pylon Signage
- 39,000 ADT on 5400 South
- Former Fast Food Restaurant
- 31,000 Employees within 3 Miles

Adam Lewis

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801.838.9627

Hunter Todd

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90 East 7200 South | Suite 102 Midvale | UT | 84047
P: 801.266.1333 | F: 801.266.1303 | www.situsretail.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

SITUS RETAIL GROUP

FORMER ARCTIC CIRCLE

3883 West 5400 South ↻ Taylorsville, UT

RetailerAerial

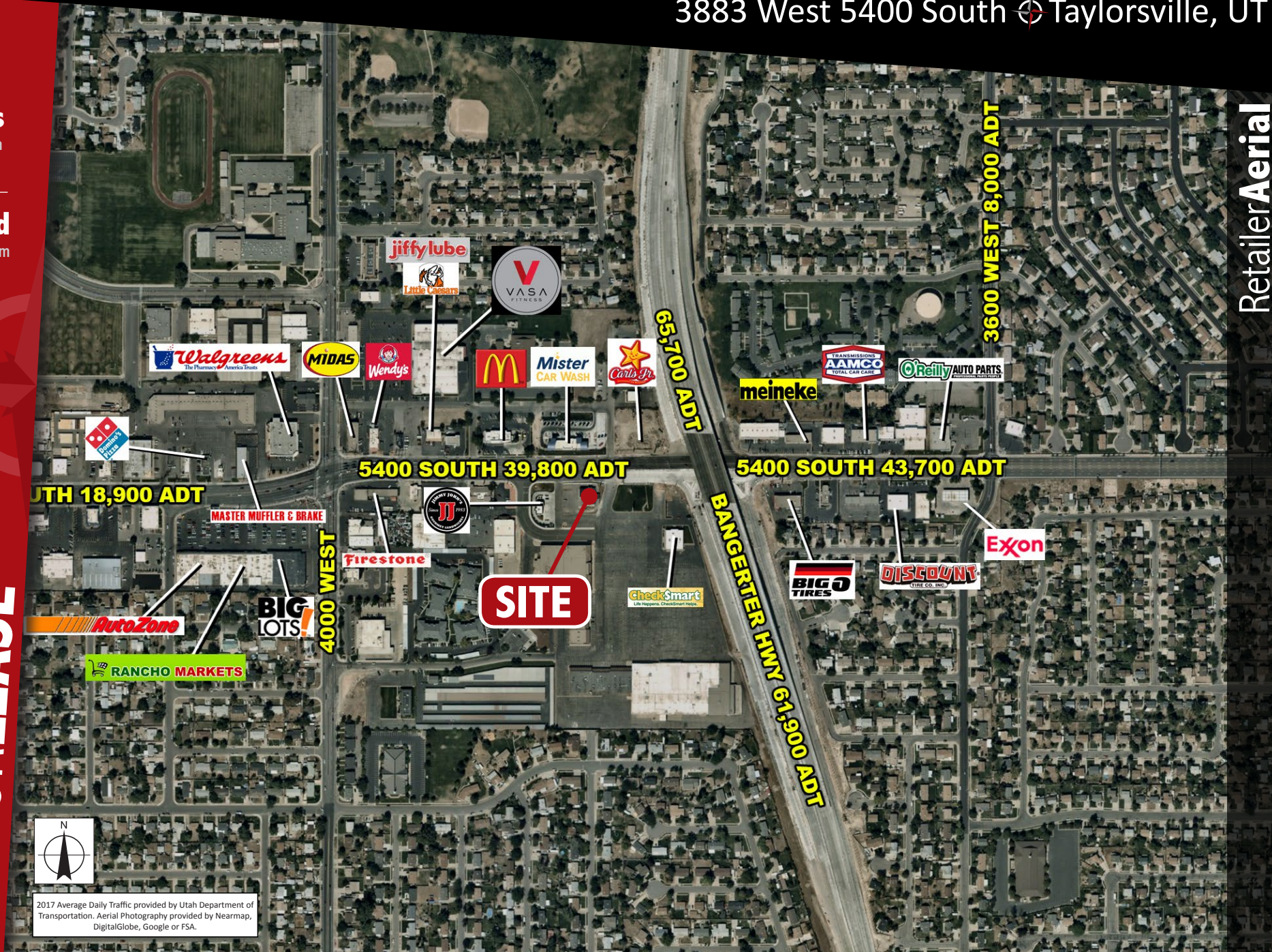
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ZoomAerial



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FORLEASE

Utah State
Liquor Store



5400 SOUTH

2,200
SF
1,100
SF

SITE




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Proposed Renovation



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SITUS  **RETAIL GROUP**

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Demographic Report

FORLEASE

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		1 mi ring		3 mi ring		5 mi ring		
Population	2018	21,208		170,466		367,340		
	2023	22,612		182,426		393,474		
	2010	20,851		165,089		341,257		
	2000	21,869	%	156,823	%	296,822	%	
Households		6,227		50,698		110,850		
Average household size		3.40		3.36		3.29		
Household income	< \$25,000	557	8.9	5,583	11.0	14,403	13.0	
	\$25,000 - \$49,999	1,647	26.4	11,300	22.3	25,449	23.0	
	\$50,000 - \$74,999	1,659	26.6	12,022	23.7	25,120	22.7	
	\$75,000 - \$99,999	1,106	17.8	8,451	16.7	17,609	15.9	
	\$100,000+	1,255	20.2	13,340	26.3	28,269	25.5	
	Median household income	\$63,270		\$67,369		\$65,165		
Average household income		\$75,335		\$83,212		\$81,422		
Total employees		2,272		31,747		139,895		
Business establishments		293		2,633		9,778		
Industrial		24	8.2	289	11.0	1,329	13.6	
Manufacturing		2	0.7	37	1.4	366	3.7	
Commercial		123	42.0	897	34.1	3,166	32.4	
Office		98	33.4	1,022	38.8	3,570	36.5	
Other		47	16.0	388	14.7	1,347	13.8	
Race	White	15,430	72.8	122,505	71.9	264,113	71.9	
	Black	429	2.0	3,410	2.0	8,761	2.4	
	American Indian	203	1.0	1,519	0.9	3,182	0.9	
	Asian & PI	1,031	4.9	11,019	6.5	24,288	6.6	
	Other	4,114	19.4	32,012	18.8	66,996	18.2	
Hispanic population		5,739	27.1	44,604	26.2	96,598	26.3	
Sex	Male	10,700	50.5	85,263	50.0	184,506	50.2	
	Female	10,508	49.5	85,203	50.0	182,834	49.8	
Median age		32.3		33.5		32.8		
Education	Population 25+		12,980	61.2	104,153	61.1	221,366	60.3
	No high school diploma		2,271	17.5	15,672	15.0	33,995	15.4
	High school graduate		4,426	34.1	31,968	30.7	66,000	29.8
	Some college		4,538	35.0	37,490	36.0	78,305	35.4
	College graduate		1,253	9.7	13,471	12.9	30,464	13.8
	Graduate/professional degree		492	3.8	5,552	5.3	12,602	5.7