

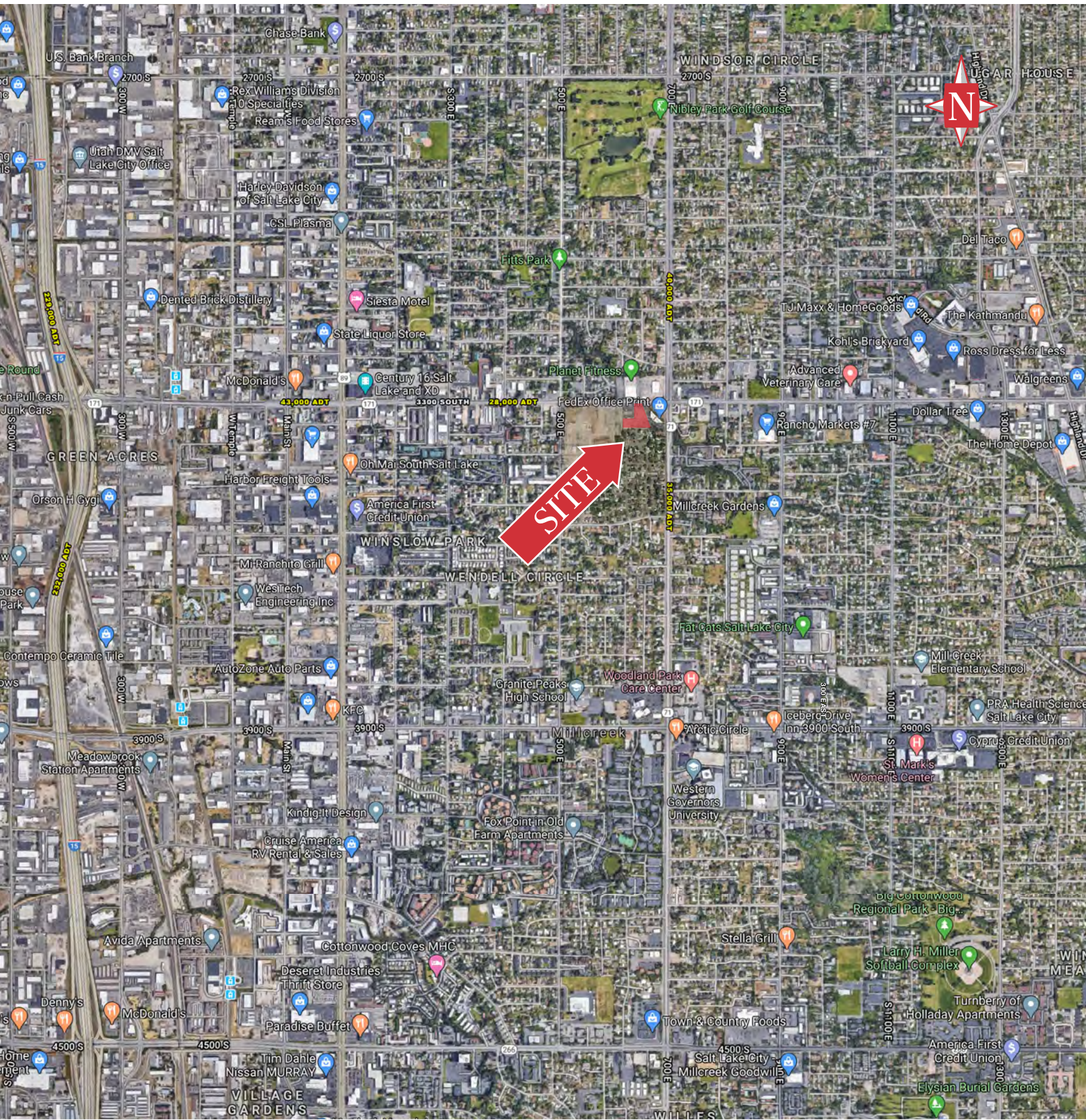
654 East 3300 South, South Salt Lake, UT 84106

OFFICE  
FOR LEASE

# Twin Oaks Medical Office

654 East 3300 South  
South Salt Lake, UT 84106

OFFICE  
FOR LEASE



## PROPERTY INFORMATION

- > Lease Rate: \$20.00 NNN
- > 3,179 USF / 3,496 RSF space
- > Doctor offices, salon space, physical therapy, retail are all possible tenants
- > Assisted Living Center
- > Close to St. Marks Hospital
- > Traffic count 3300 South: 28,000 ADT
- > Under Construction

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2020 EST	21,506	148,856	360,206
2025 EST	22,988	159,121	384,668
<b>HOUSEHOLDS</b>			
2020 EST	9,075	62,971	149,328
2025 EST	9,757	67,495	159,753
<b>INCOME</b>			
2020 AVG	\$67,370	\$87,602	\$94,919
2020 MED	\$54,369	\$64,529	\$68,729

Source: Sites USA 2020

**NAIPremier**

7455 Union Park Avenue Ste. A, Midvale, Utah 84047

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**Assisted Living Center with  
3,179 USF / 3,496 RSF space available**

