

FORMER KEY BANK

1607 West 7000 South
West Jordan, UT

Smith's
FOOD & DRUG STORES



REDWOOD RD

SITE

7000 SOUTH

RETAIL
WITH DRIVE-THRU
FOR LEASE

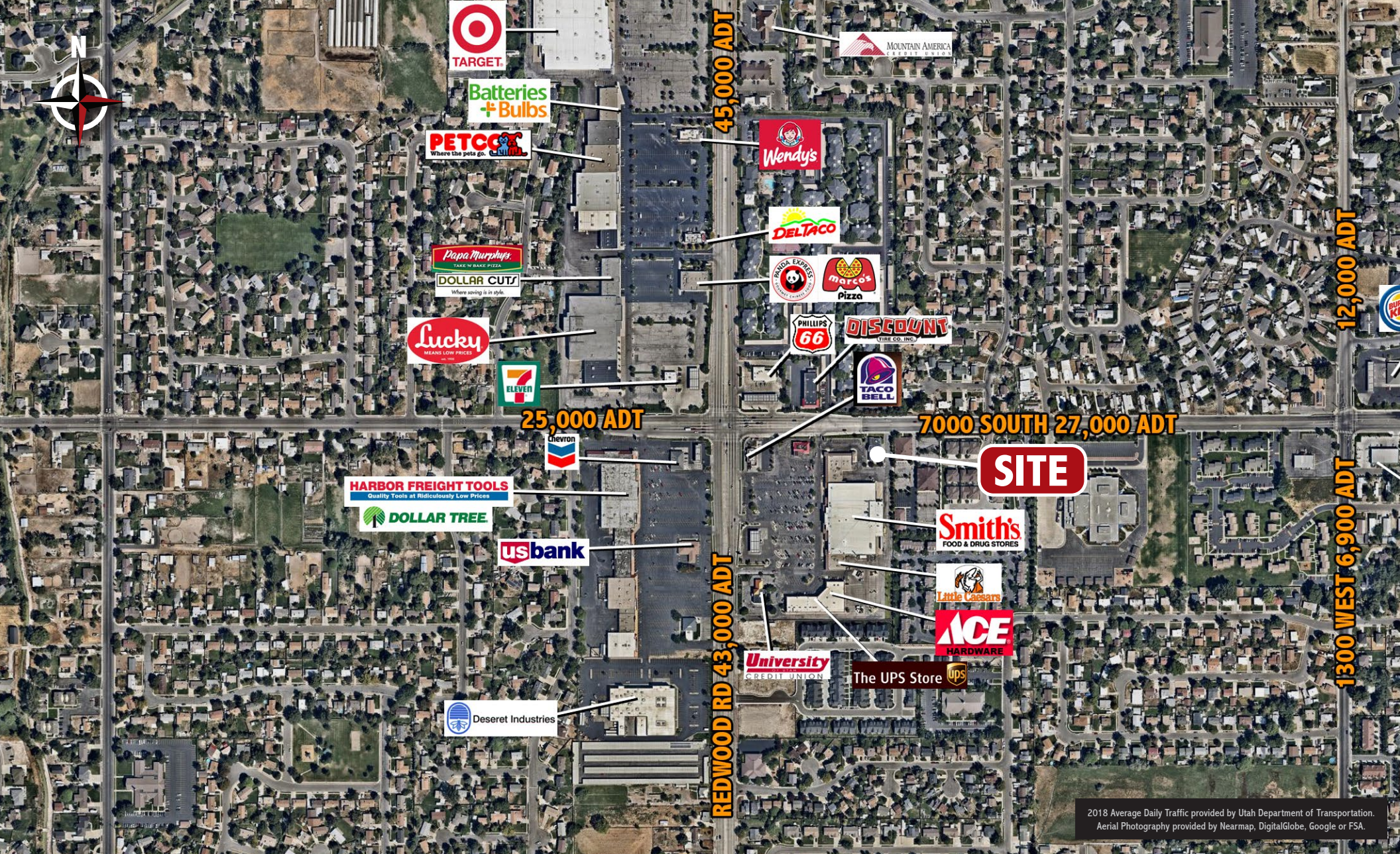
Matt Harlin

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2018 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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✓ SUMMARY

- ✓ Former Bank w/Drive-thru
- ✓ 2,000 to 4,000 SF
- ✓ Lease Rate: Negotiable
- ✓ NNNs: \$4.83 PSF (est.)
- ✓ Lot Size: 0.68 Acres (29,620 SF)
- ✓ Land Lease or BTS Available

☞ FEATURES

- ☞ Access/Visibility from 7000 South
- ☞ Smith's Anchored
- ☞ Co-tenants Include:



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7000 SOUTH

**+/-2,000 SF
with Drive-Thru**

+/-2,000 SF

**Drive-Thru window
can be relocated here**

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3 MILE DEMOGRAPHICS

2020
Population



133,301

2020 Average
Household Income



\$90,766

2020
Households



45,165

5-Year Projected
Population Growth



6.0%

2020
Employees



58,934



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2020	16,184		133,301		399,843	
	2025	17,136		141,350		423,469	
	2010	15,707		122,333		364,163	
	2000	15,206	%	116,117	%	335,422	%
Households	2020	5,400		45,165		137,306	
	Average household size	2.97		2.94		2.90	
Household income	< \$25,000	198	3.7	2,972	6.6	8,863	6.5
	\$25,000 - \$49,999	1,239	22.9	9,083	20.1	27,898	20.3
	\$50,000 - \$74,999	973	18.0	10,132	22.4	29,318	21.4
	\$75,000 - \$99,999	1,053	19.5	7,710	17.1	22,860	16.6
	\$100,000+	1,746	32.3	13,046	28.9	40,759	29.7
Median household income	\$76,680		\$69,987		\$70,870		
Average household income	\$97,943		\$90,766		\$91,399		
Total employees		4,289		58,934		173,984	
Business establishments	2020	428		5,378		15,845	
	Industrial	37	8.6	590	11.0	1,606	10.1
	Manufacturing	3	0.7	135	2.5	338	2.1
	Commercial	135	31.5	1,707	31.7	4,509	28.5
	Office	188	43.9	2,164	40.2	7,064	44.6
	Other	64	15.0	783	14.6	2,327	14.7
Race	White	13,106	81.0	103,814	77.9	308,013	77.0
	Black	255	1.6	2,893	2.2	9,714	2.4
	American Indian	104	0.6	911	0.7	3,016	0.8
	Asian & PI	896	5.5	7,619	5.7	23,901	6.0
	Other	1,824	11.3	18,065	13.6	55,198	13.8
Hispanic population		2,927	18.1	27,020	20.3	81,167	20.3
Sex	Male	8,063	49.8	66,295	49.7	198,546	49.7
	Female	8,122	50.2	67,006	50.3	201,297	50.3
Median age		36.1		35.6		35.7	

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