

# DRAPER PLAZA

11400 S. & State St. (SEC) Draper, UT



## PROPERTY INFORMATION

- Available Size: 2,000 SF
  - Lease Rate: \$26.00 PSF\*
  - NNNs: \$6.00 PSF
  - Availability: Immediate
- \*Subject to tenant improvements, term, credit, etc.*

## FEATURES

- Access/Visibility from 11400 S. & State St.
- Great Traffic Counts
- Nearby Anchors:

**SCHEELS**



# FOR LEASE

**Adam Lewis**

adam@situsretail.com

801.838.9627

**Hunter Todd**

hunter@situsretail.com

801.838.9630

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



# DRAPER PLAZA

11400 S. & State St. (SEC) Draper, UT

RetailerAerial

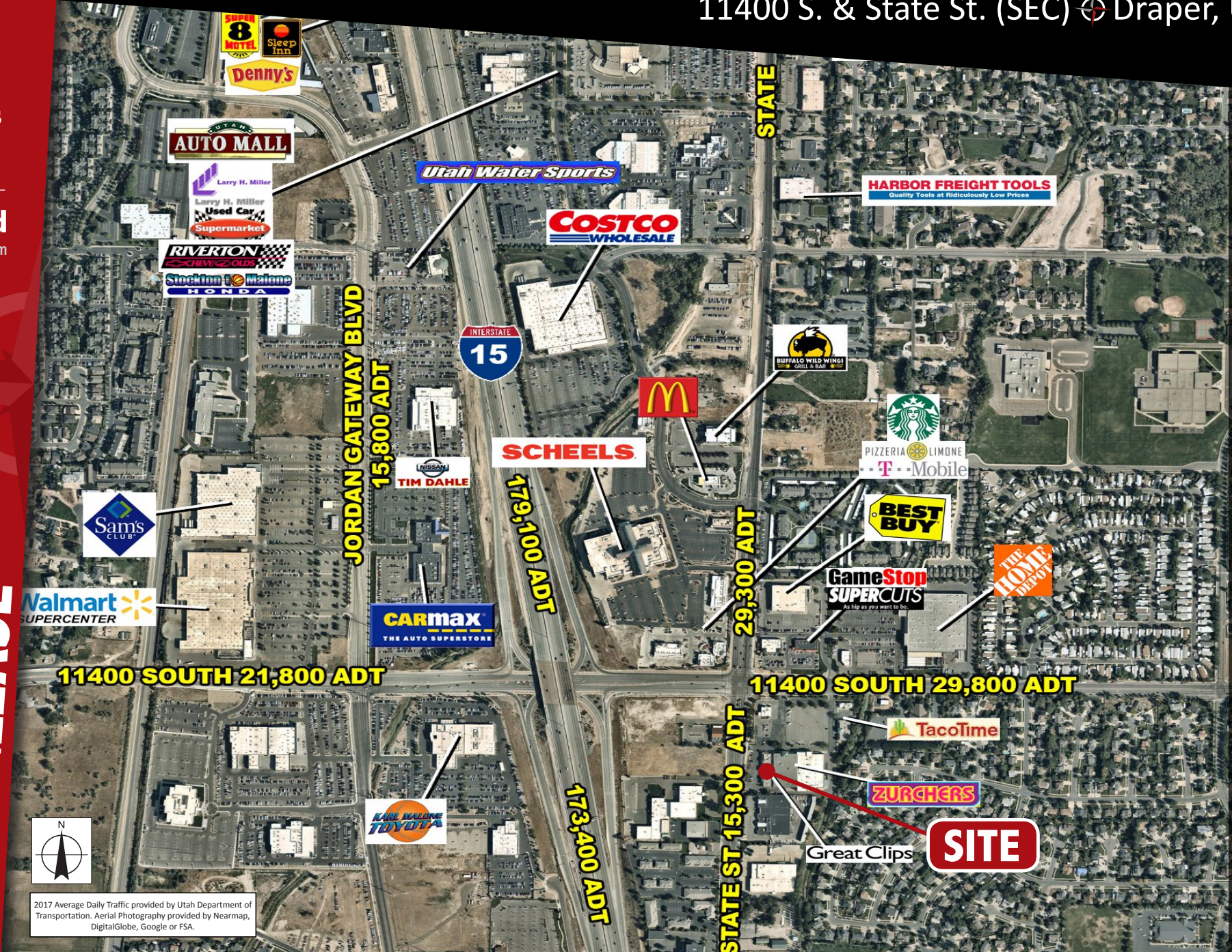
**Adam Lewis**

adam@situsretail.com  
801.838.9627

**Hunter Todd**

hunter@situsretail.com  
801.838.9630

FORLEASE



2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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



# DRAPER PLAZA

11400 S. & State St. (SEC) Draper, UT

SitePlan



**SPACE A104**  
Dance Studio Area  
Upstairs - 25' x 18'  
Main Level - 33' x 25'



11400 SOUTH



SUITE	TENANT
A100	Great Clips
A101	Samurai Noodle
A102	Click to Save
A103	Nail Salon
<b>A104</b>	<b>2,000 SF AVAILABLE</b>
A105	Draper Chiropractic
A106	Hertz Rental



STATE ST

FORLEASE

**Adam Lewis**

adam@situsretail.com  
801.838.9627

**Hunter Todd**

hunter@situsretail.com  
801.838.9630

90 East 7200 South | Suite102 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.



# DRAPER PLAZA

11400 S. & State St. (SEC) Draper, UT

Demographic Report

FORLEASE

**Adam Lewis**

adam@situsretail.com  
801.838.9627

**Hunter Todd**

hunter@situsretail.com  
801.838.9630

		1 mi ring		3 mi ring		5 mi ring	
Population	2018	<b>10,928</b>		<b>92,493</b>		<b>263,386</b>	
	2023	11,781		99,365		282,711	
	2010	9,517		80,803		226,783	
	2000	7,100	%	71,439	%	196,738	%
Households		<b>3,746</b>		<b>29,534</b>		<b>81,528</b>	
	Average household size	2.92		3.12		3.18	
Household income	< \$25,000	475	12.7	2,478	8.4	7,603	9.3
	\$25,000 - \$49,999	540	14.4	4,140	14.0	11,744	14.4
	\$50,000 - \$74,999	569	15.2	5,468	18.5	14,710	18.0
	\$75,000 - \$99,999	641	17.1	4,769	16.1	12,374	15.2
	\$100,000+	1,522	40.6	12,680	42.9	35,096	43.0
	Median household income	\$85,424		\$90,225		\$90,870	
Average household income		<b>\$109,880</b>		<b>\$116,240</b>		<b>\$117,036</b>	
Total employees		10,549		65,166		110,444	
Business establishments		820		5,469		10,114	
	Industrial	37	4.5	508	9.3	1,155	11.4
	Manufacturing	6	0.7	99	1.8	221	2.2
	Commercial	207	25.2	1,575	28.8	2,901	28.7
	Office	462	56.3	2,480	45.3	4,304	42.6
	Other	109	13.3	805	14.7	1,536	15.2
Race	White	9,345	85.5	82,429	89.1	230,326	87.4
	Black	169	1.5	963	1.0	3,560	1.4
	American Indian	40	0.4	296	0.3	1,007	0.4
	Asian & PI	701	6.4	3,835	4.1	10,368	3.9
	Other	674	6.2	4,970	5.4	18,124	6.9
Hispanic population		981	9.0	7,179	7.8	27,074	10.3
Sex	Male	5,526	50.6	46,073	49.8	132,682	50.4
	Female	5,402	49.4	46,420	50.2	130,704	49.6
Median age		32.8		36.3		35.9	
Education	Population 25+	6,681	61.1	58,516	63.3	166,065	63.1
	No high school diploma	337	5.0	3,187	5.4	9,576	5.8
	High school graduate	1,159	17.3	11,412	19.5	34,459	20.8
	Some college	2,633	39.4	22,303	38.1	61,736	37.2
	College graduate	1,534	23.0	13,424	22.9	38,251	23.0
	Graduate/professional degree	1,018	15.2	8,190	14.0	22,043	13.3