

FORMER DIALYSIS CENTER

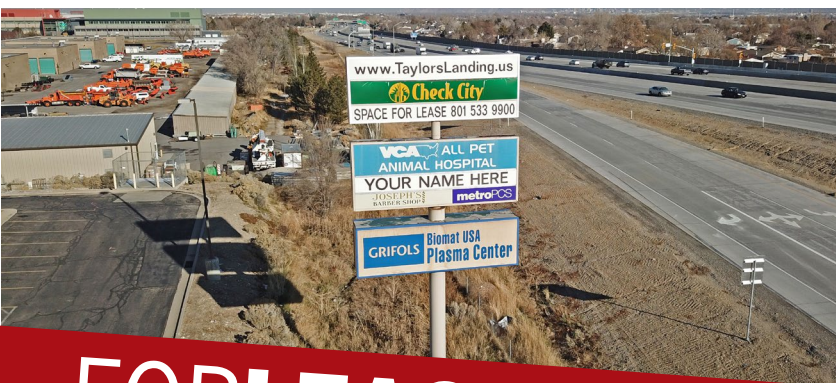
4700 South & I-215 (NWC) Taylorsville, Utah



PROPERTY INFORMATION

- Available Size: 7,000 SF
- Lease Rate: \$14.00 PSF*
- NNNs: \$4.00 PSF (est.)
- Availability: Immediate

**Subject to tenant improvements, term, credit, etc.*



FEATURES

- I-215 Visibility
- Excellent Traffic Counts
- Access from 4700 South
- Great Pylon Signage
- Co-tenants:



FOR LEASE

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.

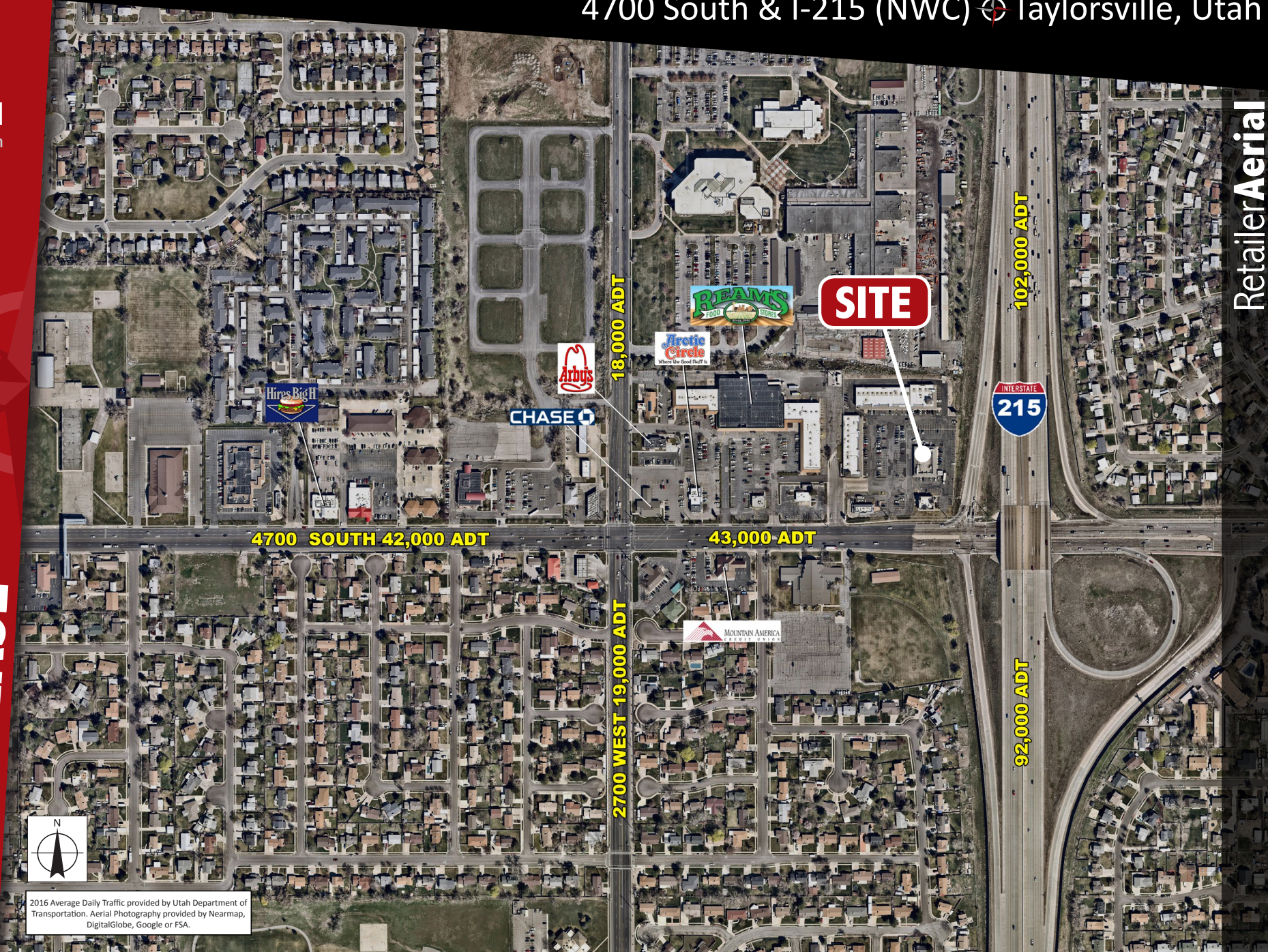
SITUS RETAIL GROUP

FORMER DIALYSIS CENTER

4700 South & I-215 (NWC) Taylorsville, Utah

Hunter Todd
hunter@situsretail.com
801.838.9630

FORLEASE



2016 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

SITUS RETAIL GROUP

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.

RetailerAerial

FORMER DIALYSIS CENTER

4700 South & I-215 (NWC) Taylorsville, Utah

SitePlan



- AVAILABLE
- EXISTING

- A1 Biomat USA
A4 1,616 SF AVAILABLE
- A5 Salon Centric
A7 1,783 SF AVAILABLE
- A9 US Dept. of Transportation
- B1 VCA All Pet Animal Hospital
- B4 Metro PCS
- B5-B7 Peak Vapor
- B8A Joseph's Barber Shop
B8B 1,336 SF AVAILABLE
- B9 TS Staffing
- C Fizz
D 7,000 SF AVAILABLE

FORLEASE

Hunter Todd
hunter@situsretail.com
801.838.9630

4700 SOUTH

90 East 7200 South | Suite102 Midvale | UT | 84047
P: 801.266.1333 | F: 801.266.1303 | www.situsretail.com

SITUS RETAIL GROUP

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.

FORMER DIALYSIS CENTER

4700 South & I-215 (NWC) Taylorville, Utah

Demographic Report

		1 mi ring		3 mi ring		5 mi ring		
Population	2018	15,823		169,408		381,566		
	2023	16,996		181,497		409,114		
	2010	15,018		162,786		357,526		
	2000	15,803	%	155,865	%	328,853	%	
Households		5,309		54,665		123,618		
Average household size		2.98		3.06		3.06		
Household income	< \$25,000	674	12.7	8,624	15.8	18,792	15.2	
	\$25,000 - \$49,999	1,187	22.4	14,051	25.7	30,162	24.4	
	\$50,000 - \$74,999	1,134	21.4	12,101	22.1	27,812	22.5	
	\$75,000 - \$99,999	851	16.0	7,495	13.7	18,349	14.8	
	\$100,000+	1,462	27.5	12,393	22.7	28,503	23.1	
	Median household income	\$67,869		\$59,714		\$60,805		
Average household income		\$82,404		\$75,283		\$76,949		
Total employees		7,236		54,447		209,056		
Business establishments		366		4,332		15,267		
Industrial		28	7.7	525	12.1	2,020	13.2	
Manufacturing		4	1.1	112	2.6	670	4.4	
Commercial		135	36.9	1,459	33.7	4,647	30.4	
Office		151	41.3	1,642	37.9	5,918	38.8	
Other		48	13.1	596	13.8	2,011	13.2	
Race	White	11,778	74.4	118,432	69.9	271,954	71.3	
	Black	372	2.4	4,761	2.8	10,575	2.8	
	American Indian	148	0.9	1,757	1.0	3,852	1.0	
	Asian & PI	1,176	7.4	12,507	7.4	25,509	6.7	
	Other	2,348	14.8	31,951	18.9	69,676	18.3	
Hispanic population		3,204	20.2	45,513	26.9	100,700	26.4	
Sex	Male	7,780	49.2	85,013	50.2	191,272	50.1	
	Female	8,043	50.8	84,395	49.8	190,294	49.9	
Median age		36.5		34.4		33.9		
Education	Population 25+		10,388	65.7	106,056	62.6	236,961	62.1
	No high school diploma		1,112	10.7	18,351	17.3	36,988	15.6
	High school graduate		3,077	29.6	32,153	30.3	68,453	28.9
	Some college		3,856	37.1	35,826	33.8	82,041	34.6
	College graduate		1,780	17.1	13,835	13.0	34,148	14.4
	Graduate/professional degree		563	5.4	5,891	5.6	15,331	6.5

FORLEASE

Hunter Todd

hunter@situsretail.com

801.838.9630