

IKEA DRAPER PAD

Ikea Way & Pony Express Rd Draper, Utah



PROPERTY INFORMATION

- Size: 1.69 Acre Pad
- Sale Price: \$24.00 PSF
- Zoning: Commercial Special District Dahle Retail Center (CSD-DRC)

FEATURES

- Easy Freeway Access
- High-Growth Area
- Anchored by:



FORSALE

Taylor DeBry

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801.838.9628

Matt Harlin

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90 East 7200 South | Suite 102 Midvale | UT | 84047
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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

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RetailerAerial



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

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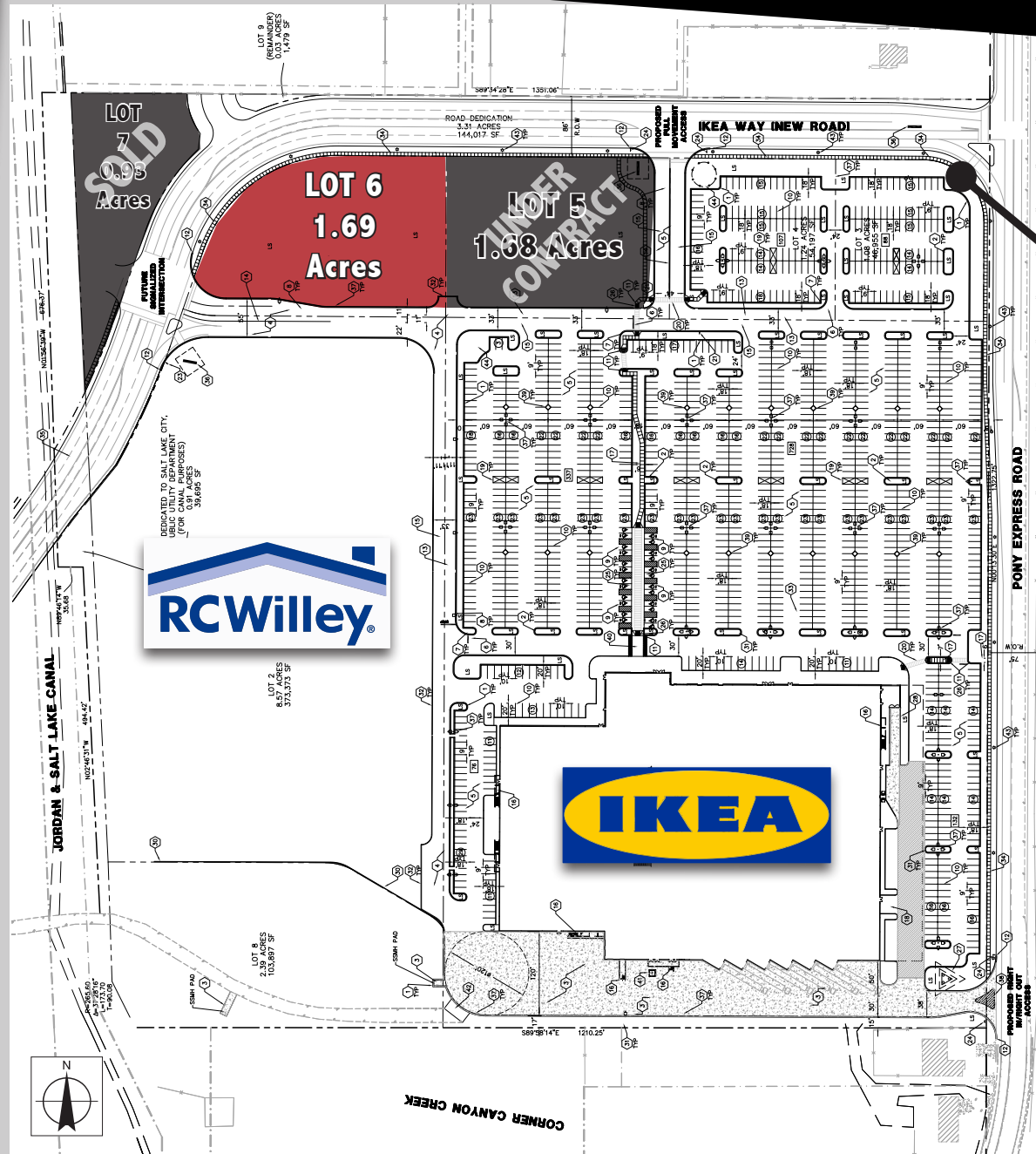
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SitePlan



PYLON SIGNAGE

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Demographic Report

		1 mi ring		3 mi ring		5 mi ring	
Population	2018	8,237		77,043		176,358	
	2023	8,922		82,633		190,224	
	2010	6,934		65,374		149,697	
	2000	4,467	%	47,853	%	115,692	%
Households		2,434		22,169		51,555	
	Average household size	3.23		3.29		3.34	
Household income	< \$25,000	196	8.1	1,643	7.4	3,625	7.0
	\$25,000 - \$49,999	297	12.2	2,619	11.8	6,318	12.3
	\$50,000 - \$74,999	469	19.3	3,646	16.4	8,513	16.5
	\$75,000 - \$99,999	371	15.2	3,119	14.1	7,776	15.1
	\$100,000+	1,101	45.2	11,142	50.3	25,326	49.1
	Median household income	\$97,316		\$99,907		\$98,828	
Average household income		\$125,758		\$131,009		\$128,413	
Total employees		6,677		33,860		80,219	
Business establishments		525		3,105		6,793	
	Industrial	84	16.0	338	10.9	755	11.1
	Manufacturing	20	3.8	71	2.3	140	2.1
	Commercial	139	26.5	832	26.8	1,856	27.3
	Office	181	34.5	1,322	42.6	2,970	43.7
	Other	102	19.4	541	17.4	1,070	15.8
Race	White	7,186	87.2	68,731	89.2	158,377	89.8
	Black	131	1.6	1,116	1.4	2,005	1.1
	American Indian	34	0.4	277	0.4	567	0.3
	Asian & Pl	401	4.9	2,872	3.7	6,378	3.6
	Other	485	5.9	4,046	5.3	9,032	5.1
Hispanic population		719	8.7	6,124	7.9	13,261	7.5
Sex	Male	4,307	52.3	39,755	51.6	89,431	50.7
	Female	3,930	47.7	37,288	48.4	86,927	49.3
Median age		29.6		34.1		34.9	
Education	Population 25+	4,815	58.5	47,618	61.8	108,877	61.7
	No high school diploma	172	3.6	2,167	4.6	4,824	4.4
	High school graduate	898	18.7	9,155	19.2	21,040	19.3
	Some college	1,712	35.6	17,921	37.6	41,438	38.1
	College graduate	1,246	25.9	11,329	23.8	26,561	24.4
	Graduate/professional degree	787	16.3	7,046	14.8	15,014	13.8

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