WESTPORT PLAZA

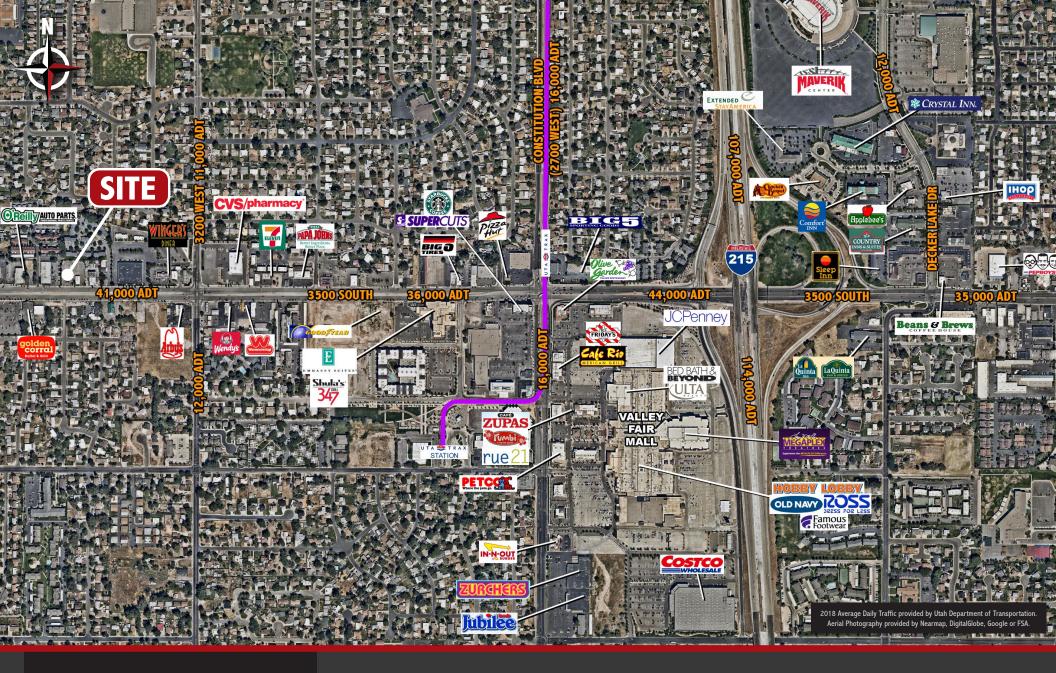
3380 West 3500 South West Valley City, UT



Matt Harlin RETAIL SPECIALIST 801.838.9632 mharlin@situsretail.com



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SUMMARY SUMMARY

Size: 1,671 to 3,490 SF
Shops Lease Rate: \$10 PSF
Drive-Thru Rate: Contact Agent
NNNs: \$4.57 PSF
Availability: Immediate

□ FEATURES

¬ Access/Visibility from 3500 S.

 ¬ Excellent Traffic

 ¬ Pylon Signage





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3 MILE DEMOGRAPHICS





DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2020 2025 2010 2000	22,520 23,869 22,014 20,028	%	130,133 137,712 126,022 116,971	%	309,020 327,230 294,292 267,482	%
Households	;	6,902		41,421		98,761	
	Average household size	3.26		3.12		3.09	
Household income	< \$25,000 \$25,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000+ Median household income Average household income	694 1,698 1,624 1,052 1,330 \$58,206 \$68,165	10.1 24.6 23.5 15.2 19.3	2,996 9,897 9,928 7,034 9,110 \$62,846 \$78,150	7.2 23.9 24.0 17.0 22.0	7,403 23,384 22,186 16,674 22,711 \$63,060 \$79,441	7.5 23.7 22.5 16.9 23.0
Tetel small	•			76,562		184,512	
•	Total employees			,			
Business es	stablishments Industrial Manufacturing Commercial Office Other	548 42 10 213 191 93	7.7 1.8 38.9 34.9 17.0	4,247 638 250 1,335 1,369 656	15.0 5.9 31.4 32.2 15.4	12,390 1,874 681 3,840 4,252 1,743	15.1 5.5 31.0 34.3 14.1
Race	White Black American Indian Asian & Pl Other	12,653 654 257 2,539 6,418	56.2 2.9 1.1 11.3 28.5	81,332 4,103 1,379 12,722 30,596	62.5 3.2 1.1 9.8 23.5	202,932 10,347 3,419 24,986 67,335	65.7 3.3 1.1 8.1 21.8
Hispanic population		9,282	41.2	43,424	33.4	96,816	31.3
Sex	Male Female	11,243 11,277	49.9 50.1	65,525 64,608	50.4 49.6	156,088 152,932	50.5 49.5
Median age		33.0		33.7		33.5	



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