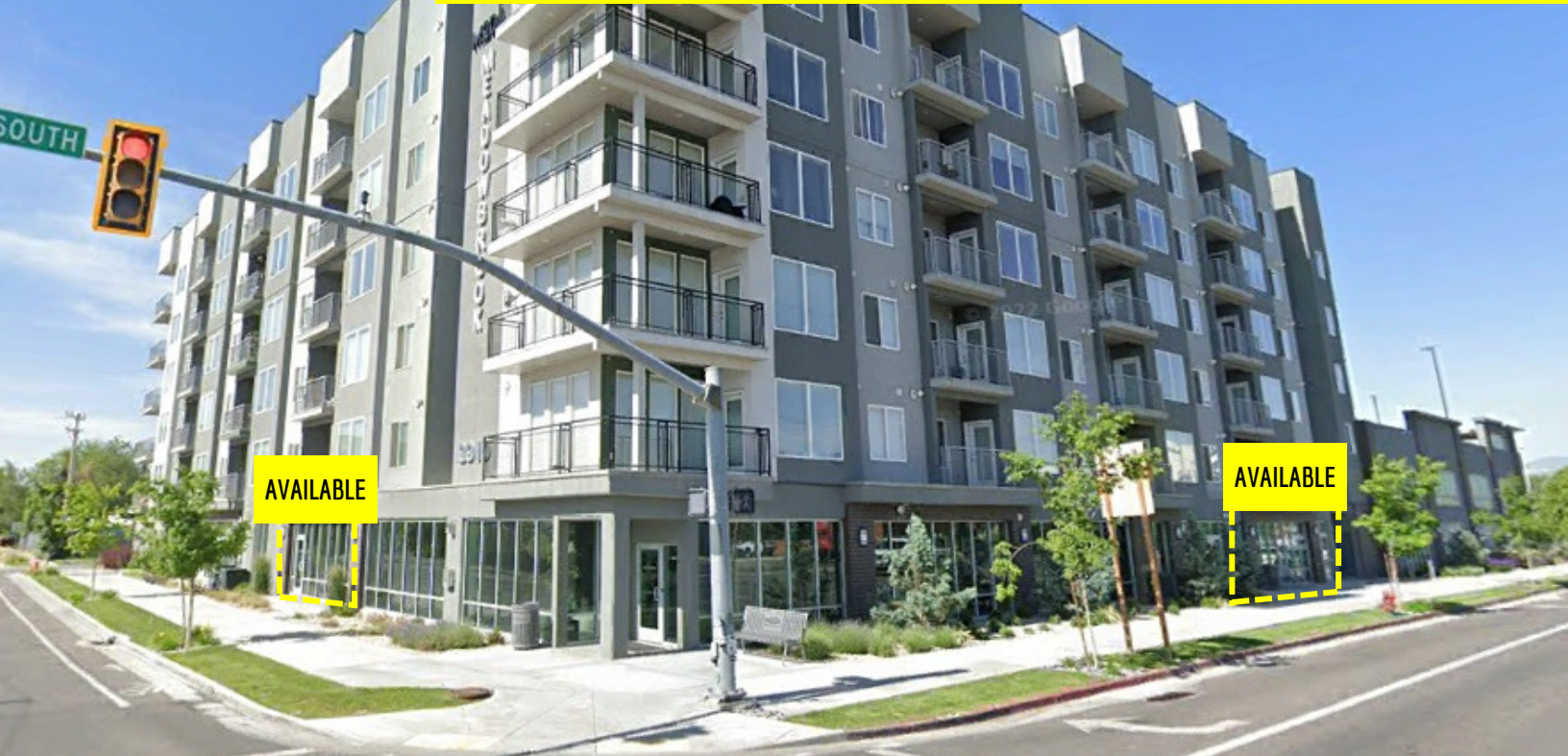




MILLCREEK STOREFRONT RETAIL/OFFICE

3900 South Main Street, Millcreek, Utah 84107

Over 2,500 Multi-Family Units within Walking Distance



PROPERTY INFORMATION

- Suite 1: 700 SF Retail/Office
- Suite 2: 1,000 SF Retail/Office
- Main Level Storefront Retail Situated Below 145 Multi-Family Units
- Vanilla Shell Condition
- Building Signage Available
- Fiber Available
- Easy Access to TRAX
- Easy Access to I-15

LEASE RATE: \$15.00/SF NNN

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	22,118	141,423	365,015
Households	9,137	57,036	139,751
Avg. Household Income	\$47,490	\$53,387	\$59,556

TRAFFIC COUNTS

3900 South: 27,000 Annual Average Daily Traffic

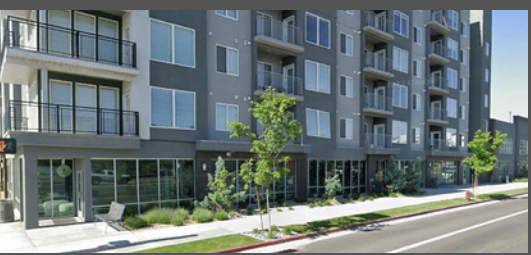
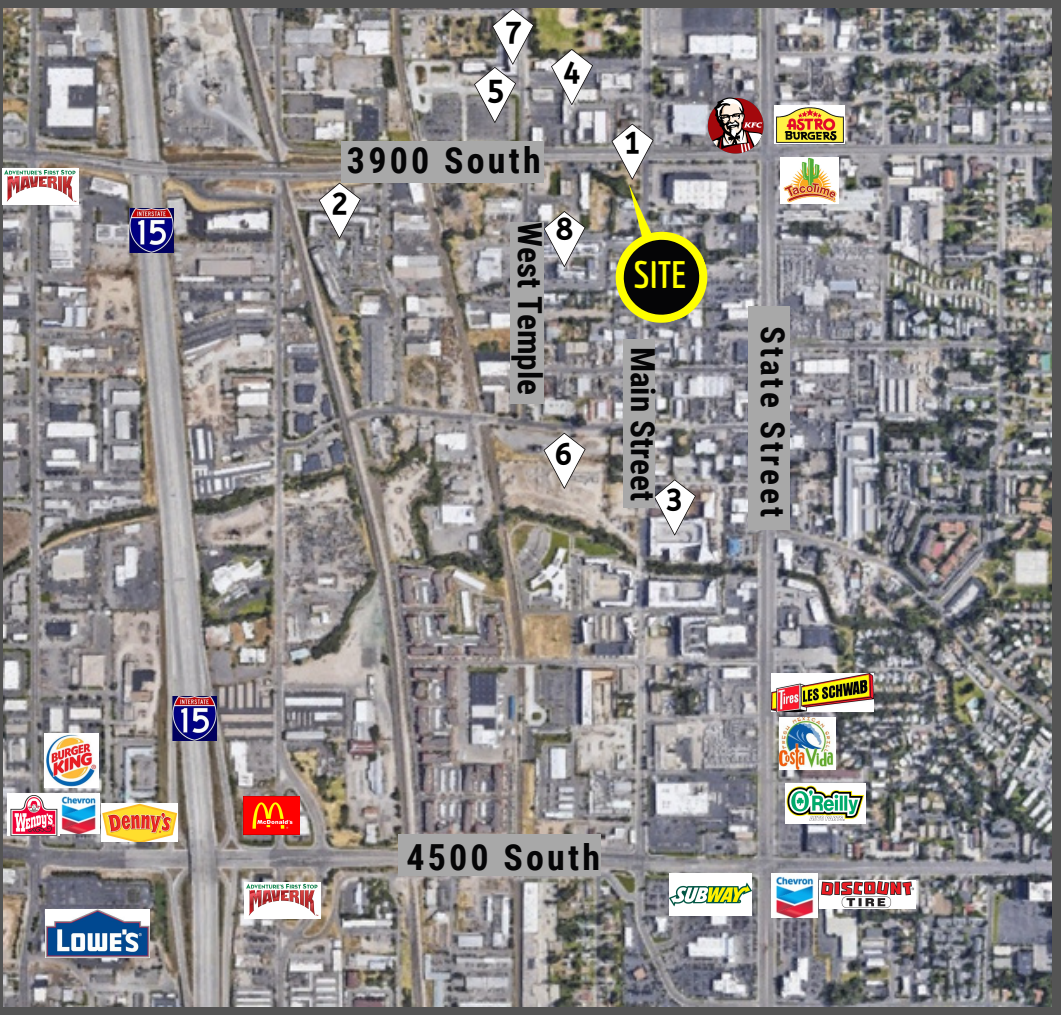
State Street: 34,000 Annual Average Daily Traffic

Contact
801.617.1700

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COLTER SMITH | colter.smith@crcnationwide.com

MILLCREEK STOREFRONT RETAIL/OFFICE

3900 South Main Street, Millcreek, Utah 84107



NEARBY MULTI-FAMILY		
1	Moda Meadowbrook	145 Units
2	Meadowbrook Station	256 Units
3	Artesian Springs	378 Units
4	Harmony 3900	287 Units
5	The Hub	157 Units
6	Opus Green	139 Units
7	ViA Apartments	138 Units
8	Bud Bailey	136 Units

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.

Contact
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