

# RIVER HEIGHTS RETAIL

10400 S. & Bangerter Hwy (NEC) South Jordan, UT



## PROPERTY INFORMATION

- Available Size: 1,200 to 2,400 SF
  - Lease Rate: \$25 to \$28 PSF\*
  - NNNs: \$6.00 PSF (est.)
  - Availability: Spring 2019
- \*Subject to tenant improvements, term, credit, etc.*

## FEATURES

- New Development
- Shadow Anchored by Walmart
- Future Pylon Sign on Bangerter Hwy
- Nearby Anchors:



# FOR LEASE

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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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ENMOOR  
F COURSE

58,400  
ADT

9800 SOUTH 3,200 ADT

53,500 ADT BANGERTER HWY

**SITE**

**FUTURE PYLON SIGN  
ON BANGERTER HWY**

Walmart  
SUPERCENTER

Great Clips  
CASH STORE

Goldenwest

AutoZone

13,000 ADT

10400 SOUTH 21,300 ADT

CYPRUS

The UPS Store

AMERICAN FAMILY INSURANCE

SHERWIN WILLIAMS

VASA FITNESS

SUBWAY

51,700 ADT

COSTCO WHOLESALE

Sprint

Pizza Hut

Sport Clips

SPORTSMAN'S WAREHOUSE

AMERICA FIRST

MOUNTAIN AMERICA

AMERICA FIRST

AMERICA FIRST

AMERICA FIRST

AMERICA FIRST

AMERICA FIRST

AMERICA FIRST

AMERICA FIRST

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**Daybreak Master Planned  
Community  
13,750 Units  
Under Construction**



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

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RetailerAerial

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# RIVER HEIGHTS RETAIL

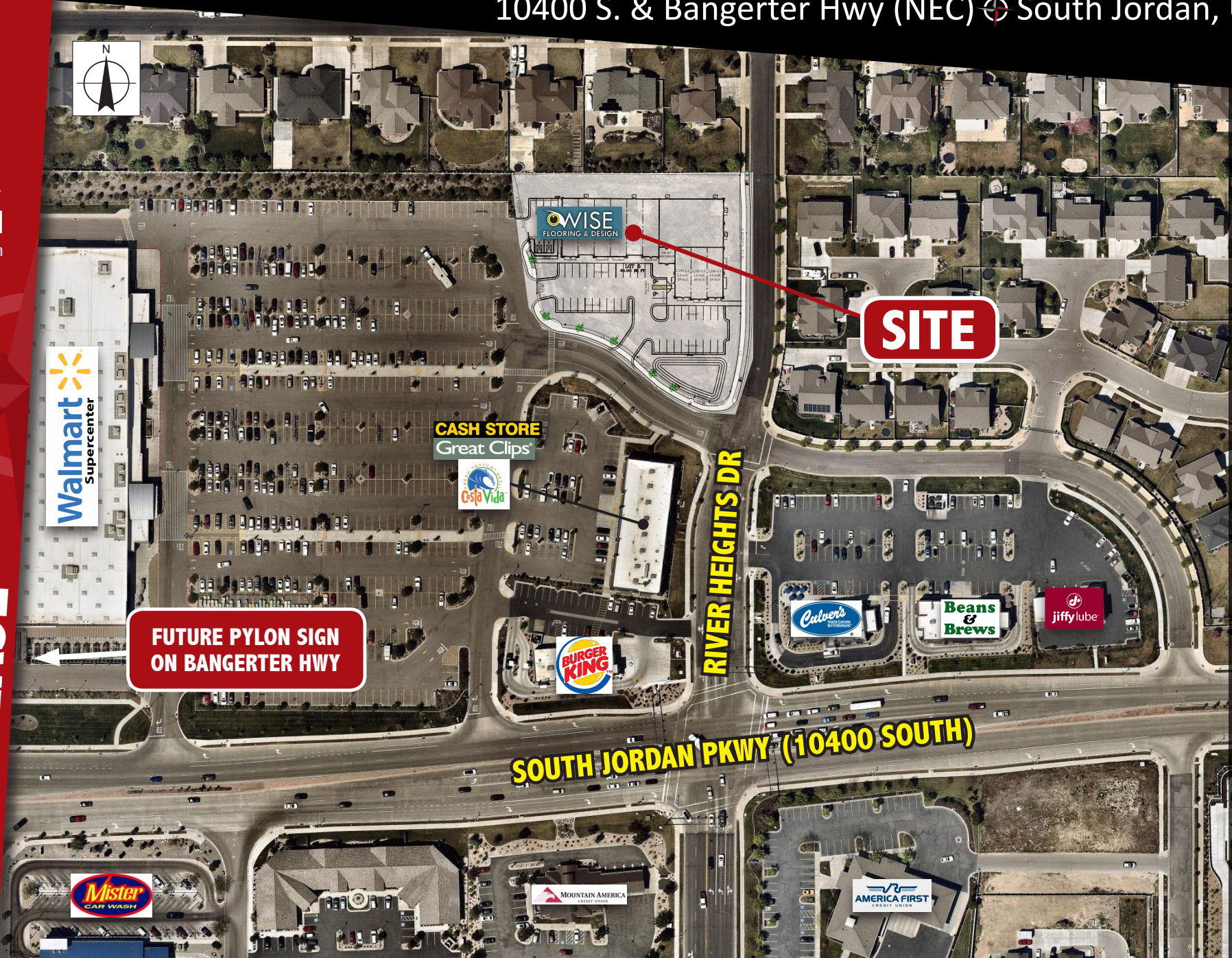
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ZoomAerial

**SOUTH JORDAN PKWY (10400 SOUTH)**

**RIVER HEIGHTS DR**

**FUTURE PYLON SIGN ON BANGERTE HWY**

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Detailed Site Plan

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	Available
	Proposed
	Existing

**MONUMENT SIGN**

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Demographic Report

		1 mi ring		3 mi ring		5 mi ring	
Population	2019	<b>16,480</b>		<b>115,764</b>		<b>267,766</b>	
	2024	17,021		122,616		283,590	
	2010	10,914		88,195		207,199	
	2000	5,024	%	58,789	%	141,095	%
Households		<b>4,590</b>		<b>33,710</b>		<b>80,985</b>	
	Average household size	3.59		3.43		3.30	
Household income	< \$25,000	157	3.4	1,966	5.8	5,866	7.2
	\$25,000 - \$49,999	356	7.8	4,073	12.1	11,608	14.3
	\$50,000 - \$74,999	725	15.8	6,152	18.2	15,820	19.5
	\$75,000 - \$99,999	831	18.1	5,852	17.4	14,736	18.2
	\$100,000+	2,522	54.9	15,669	46.5	32,957	40.7
	Median household income	\$109,411		\$94,060		\$85,040	
Average household income		<b>\$140,396</b>		<b>\$117,382</b>		<b>\$103,275</b>	
Total employees		2,300		29,952		98,384	
Business establishments		246		2,709		7,930	
	Industrial	22	8.9	348	12.8	994	12.5
	Manufacturing	2	0.8	58	2.1	182	2.3
	Commercial	72	29.3	711	26.2	2,296	29.0
	Office	111	45.1	1,164	43.0	3,169	40.0
	Other	38	15.4	429	15.8	1,289	16.3
Race	White	14,379	87.3	100,117	86.5	225,073	84.1
	Black	336	2.0	1,734	1.5	4,621	1.7
	American Indian	16	0.1	343	0.3	1,045	0.4
	Asian & PI	764	4.6	4,722	4.1	11,913	4.4
	Other	986	6.0	8,847	7.6	25,113	9.4
Hispanic population		1,576	9.6	13,137	11.3	38,466	14.4
Sex	Male	8,302	50.4	57,925	50.0	133,401	49.8
	Female	8,179	49.6	57,839	50.0	134,364	50.2
Median age		32.4		33.0		32.7	
Education	Population 25+	9,623	58.4	68,203	58.9	158,262	59.1
	No high school diploma	290	3.0	3,297	4.8	9,728	6.1
	High school graduate	1,740	18.1	13,745	20.2	34,794	22.0
	Some college	3,489	36.3	26,527	38.9	61,841	39.1
	College graduate	2,746	28.5	16,496	24.2	35,615	22.5
	Graduate/professional degree	1,358	14.1	8,138	11.9	16,284	10.3

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