

# DRAPER PLAZA

11400 S. & State St. (SEC) Draper, UT



## PROPERTY INFORMATION

- Available Size: 2,000 to 4,000 SF
  - Lease Rate: \$26.00 PSF\*
  - NNNs: \$6.00 PSF
  - Availability: Immediate
- \*Subject to tenant improvements, term, credit, etc.*

## FEATURES

- Access/Visibility from 11400 S. & State St.
- Great Traffic Counts
- Nearby Anchors:

**SCHEELS**



# FOR LEASE

**Adam Lewis**

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**Hunter Todd**

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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.

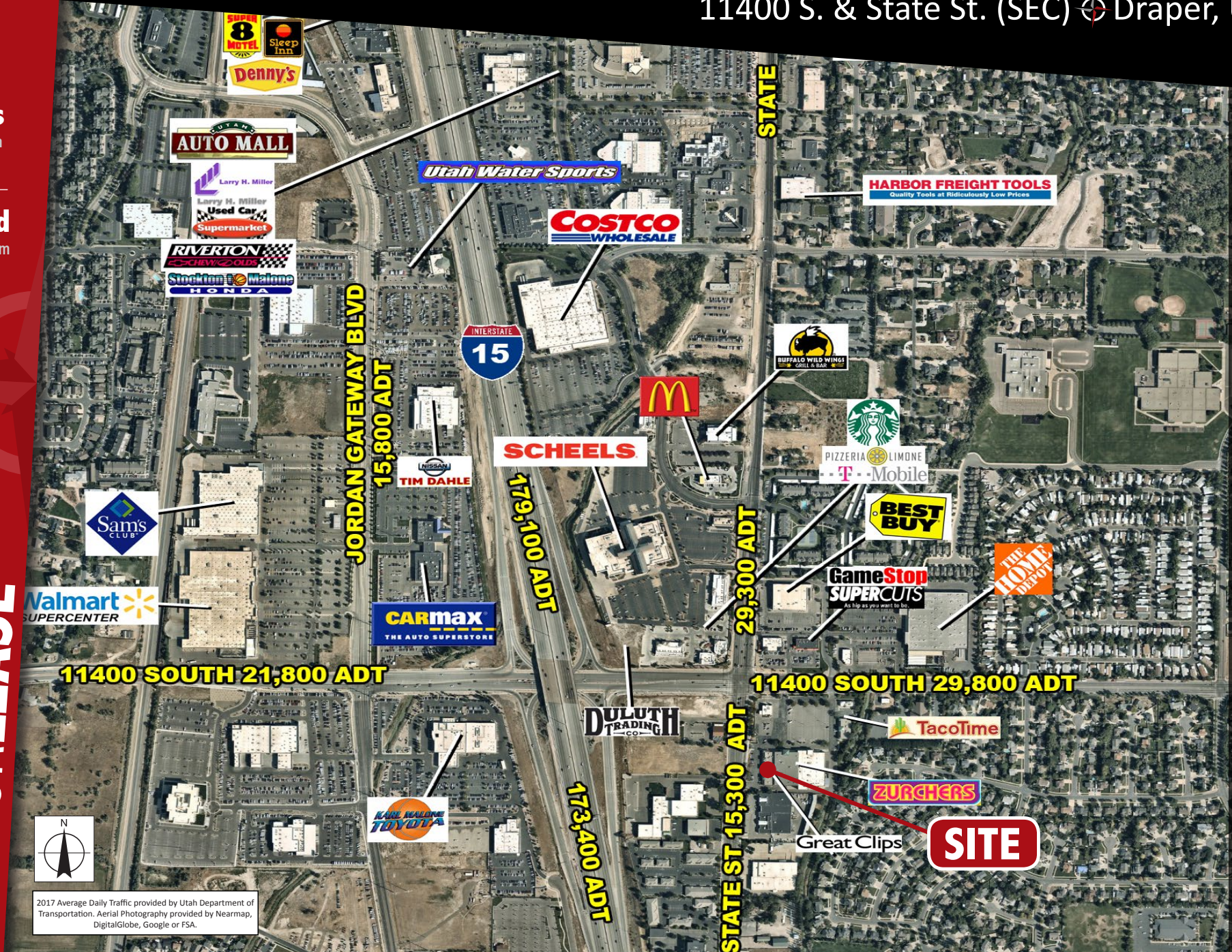
**SITUS** RETAIL GROUP

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RetailerAerial

FORLEASE



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

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SitePlan



**SPACE A104**  
Dance Studio Area  
Upstairs - 25' x 18'  
Main Level - 33' x 25'



11400 SOUTH



STATE ST

SUITE	TENANT
A100	Great Clips
A101	Samurai Noodle
A102	Click to Save
A103	Nail Salon
A104	2,000 SF AVAILABLE
A105	2,000 SF AVAILABLE
A106	Hertz Rental

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Demographic Report

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FORLEASE

		1 mi ring		3 mi ring		5 mi ring	
Population	2019	<b>10,527</b>		<b>91,090</b>		<b>262,687</b>	
	2024	11,198		96,577		278,093	
	2010	9,486		80,780		226,732	
	2000	7,072	%	71,431	%	196,706	%
Households		<b>3,794</b>		<b>30,294</b>		<b>84,258</b>	
	Average household size	2.77		2.99		3.06	
Household income	< \$25,000	424	11.2	2,128	7.0	7,043	8.4
	\$25,000 - \$49,999	427	11.3	3,648	12.0	10,894	12.9
	\$50,000 - \$74,999	570	15.0	5,463	18.0	15,157	18.0
	\$75,000 - \$99,999	598	15.8	5,087	16.8	13,841	16.4
	\$100,000+	1,777	46.8	13,966	46.1	37,324	44.3
	Median household income	\$91,560		\$95,134		\$92,393	
	Average household income	<b>\$114,376</b>		<b>\$120,220</b>		<b>\$117,790</b>	
Total employees		10,323		64,333		110,720	
Business establishments		716		5,449		10,109	
	Industrial	34	4.7	492	9.0	1,125	11.1
	Manufacturing	5	0.7	90	1.7	202	2.0
	Commercial	218	30.4	1,592	29.2	2,890	28.6
	Office	358	50.0	2,408	44.2	4,212	41.7
	Other	99	13.8	865	15.9	1,682	16.6
Race	White	9,010	85.6	80,548	88.4	228,290	86.9
	Black	171	1.6	1,183	1.3	3,996	1.5
	American Indian	39	0.4	300	0.3	1,042	0.4
	Asian & PI	649	6.2	3,893	4.3	10,802	4.1
	Other	659	6.3	5,166	5.7	18,557	7.1
Hispanic population		958	9.1	7,652	8.4	27,981	10.7
Sex	Male	5,312	50.5	45,358	49.8	132,519	50.4
	Female	5,215	49.5	45,731	50.2	130,167	49.6
Median age		33.7		36.5		35.9	
Education	Population 25+	6,506	61.8	57,885	63.5	166,929	63.5
	No high school diploma	338	5.2	3,373	5.8	9,446	5.7
	High school graduate	1,018	15.6	10,662	18.4	33,568	20.1
	Some college	2,347	36.1	20,947	36.2	58,945	35.3
	College graduate	1,771	27.2	14,722	25.4	42,126	25.2
	Graduate/professional degree	1,032	15.9	8,181	14.1	22,844	13.7