



Property Highlights

- Two Units Available: 1,105 SF and 1,108 SF
- **Lease Rate: \$9.50 PSF, NNN**
- Freestanding building located on a hard corner
- Excellent location on Riverdale Road
- High traffic counts
- Pylon signage available

Demographics

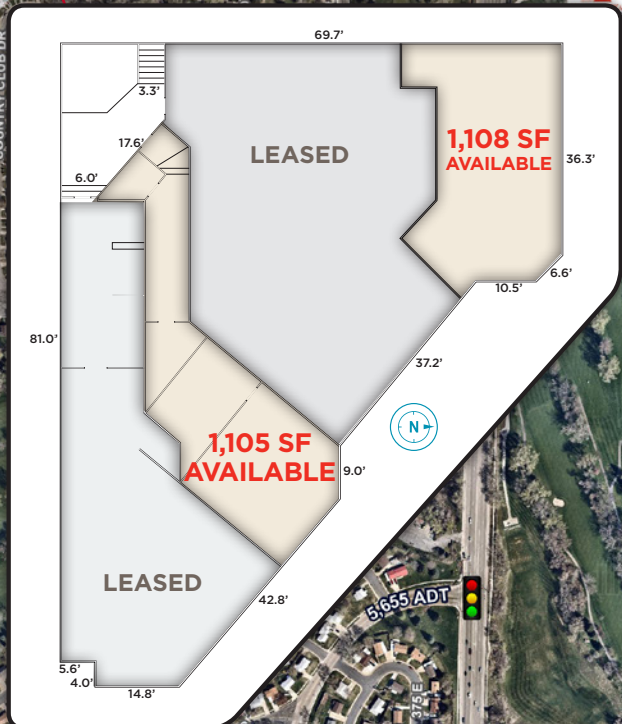
	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	10,884	82,714	161,302
2021 Projected Population	11,158	84,943	166,465
Households			
2016 Estimated Households	3,700	30,025	56,588
2021 Projected Households	3,772	30,739	58,164
2016 Est. Median HH Income	\$42,289	\$47,090	\$51,794
2016 Est. Average HH Income	\$53,188	\$62,065	\$64,666
2016 Est. Per Capita HH Income	\$18,255	\$22,821	\$23,115

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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2016 Average Daily Traffic (ADT) courtesy of Utah Department of Transportation.