

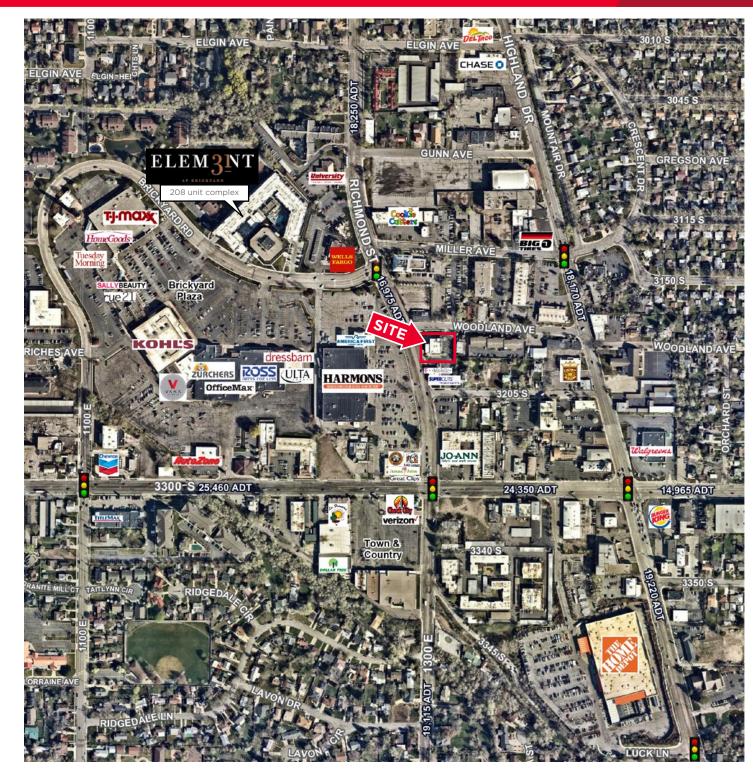
FOR LEASE Millcreek Retail- Free Standing Building

1306 East Woodland Avenue Millcreek City, 84106



FOR LEASE

Millcreek City, 84106



Mariko Mimnaugh Director - Retail +1 801 303 5481 mariko@comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

170 South Main Street Suite 1600 Salt Lake City, UT 84101 Main +1 801 322 2000 Fax +1 801 322 2040 comre.com



Property Information

- 3,350 SF (can be demised)
- \$24.00 PSF + NNN
- NNN est. \$7.00 PSF
- Excellent visibility from Richmond street & Harmons
- Strong retail trade area
- Surrounding businesses include:







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Millcreek Retail- Free Standing Building 1306 East Woodland Avenue

2016 Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Daytime Population | 7,695 | 95,291 | 281,578 |
| Population | 18,614 | 156,270 | 323,316 |
| Median Age | 35.5 | 34.7 | 33.8 |
| Median Income | \$57,076 | \$55,410 | \$52,704 |
| Average Income | \$72,307 | \$75,308 | \$74,025 |

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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West Side of Building: Excellent visibility from Richmond Street and Harmons.



Covered Patio Area: Garage roll up door could be installed to create a covered patio area.



East Side of Building: Could be converted to a patio area.

