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COMMERCIAL REAL ESTATE CONSULTANTS



4587 SOUTH 4000 WEST, WEST VALLEY CITY 84120



STOREFRONT RETAIL IN WEST VALLEY CITY



Property Information

- 2,353 SF End Cap Retail
 - Drive-Thru
 - Drop Ceiling Height: 11.22'
- 2,264 SF End Cap Retail
 - Open Floor Plan
 - Ceiling Height: 15.71'
- Excellent Street Visibility
- Ample Parking: 6.83/1,000 SF
- Anchored by Home Depot (#2 in District), Smith's Food & Drug and Walmart
- High Traffic Counts
- Easy Access to Bangerter Hwy, I-215 and S.R. 201

Demographics

	1 Mile	3 Mile	5 Mile
Population	22,769	183,692	335,308
Households	6,651	54,233	100,847
Avg. Household Income	\$57,544	\$61,688	\$62,721

Traffic Counts

Bangerter Hwy : 45,327 Annual Average Daily Traffic
 4700 South.: 33,015 Annual Average Daily Traffic

LEASE RATE : \$16.00/SF NNN

DAN FAWSON

DANIEL.FAWSON@CRCNATIONWIDE.COM

801.617.1700

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