

8000 West 3500 South, Magna, UT 84044

RETAIL
FOR LEASE

West Bench Plaza

8000 West 3500 South
Magna, UT 84044

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PROPERTY INFORMATION

- > **6,037 SF** (divisible) Former Hollywood Video \$15.00 - \$20.00 PSF NNN
- > **5,850 SF** In-line Jr Box \$12.00 PSF NNN - Pylon sign available
- > **1,400 - 2,800 SF** Former Dental Office \$20.00 PSF NNN
- > NNN charges estimated at \$6.30 PSF
- > Smith's Grocery anchored
- > Great mix of national & local tenants
- > Heart of Magna Shopping Center

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2020 EST	18,787	57,453	120,819
2025 PROJ	19,914	60,998	127,802

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 EST	5,577	16,328	33,797
2025 PROJ	5,985	17,547	36,244

INCOME

	1 MILE	3 MILE	5 MILE
2020 AVG	\$79,684	\$81,731	\$84,654
2020 MED	\$70,344	\$71,989	\$72,540

Source: Sites USA 2020



7455 Union Park Avenue Ste. A, Midvale, Utah 84047
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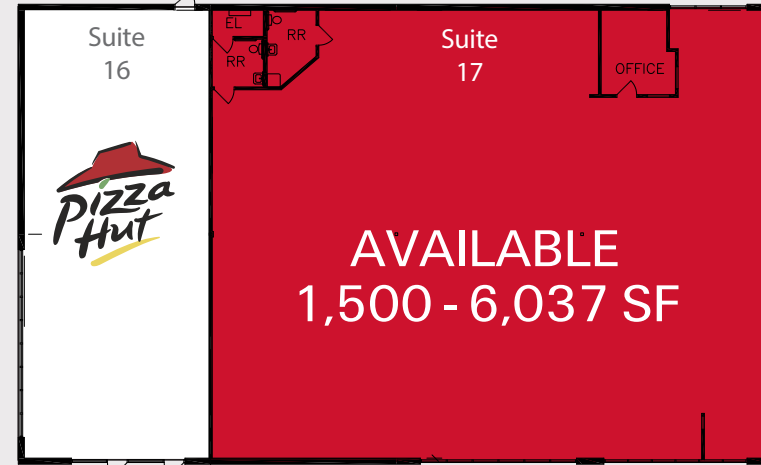
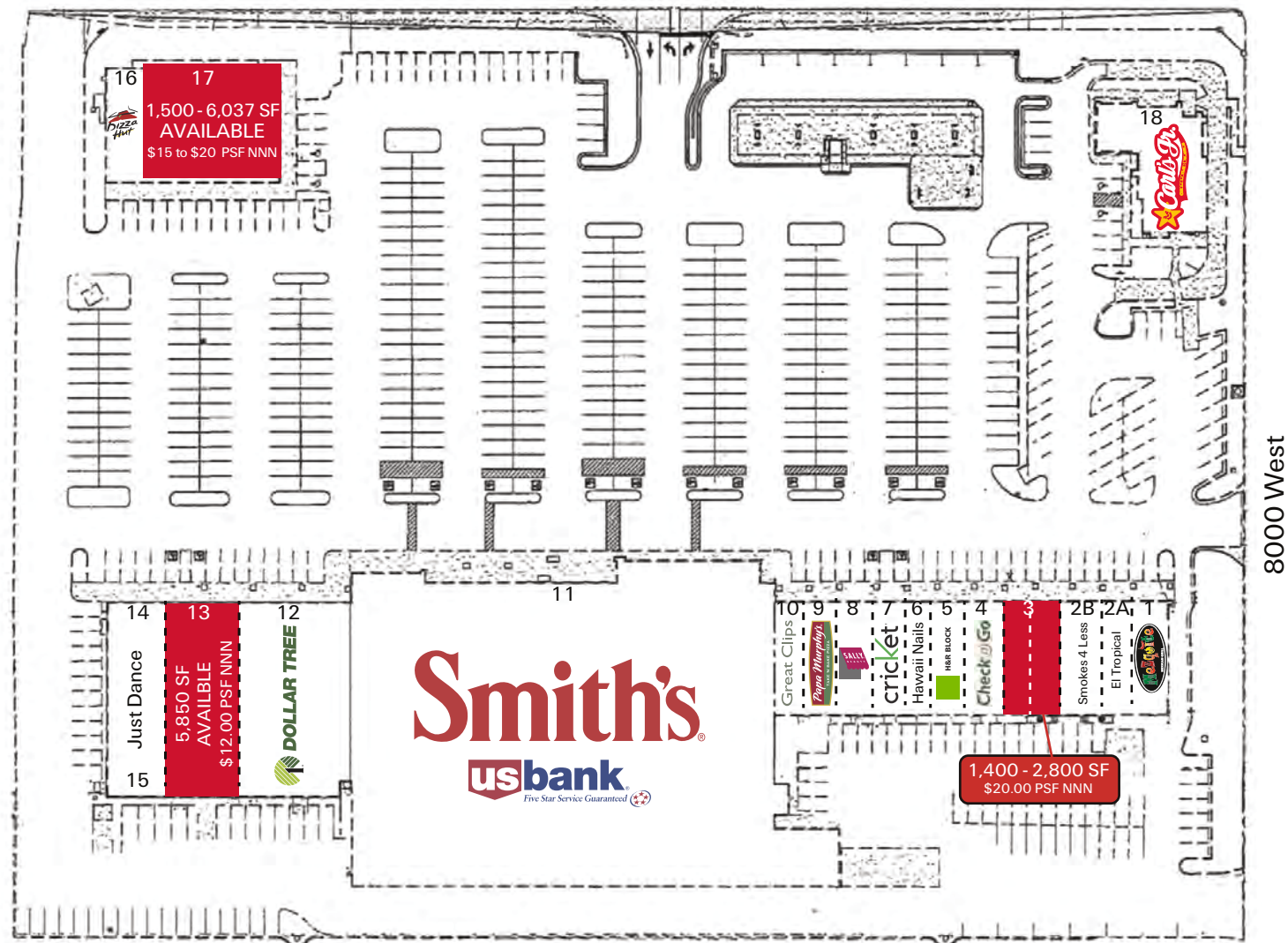
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3500 South - 14,700 cars/day



SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
1	Beto's	6	Hawaii Nails	13	AVAILABLE 5,850 SF
2A	El Tropical, desserts	7	Cricket Wireless	14 & 15	Just Dance Studio
2B	Smokes 4 Less	8	Sally Beauty Supply	16	Pizza Hut
3	Former Dental Office 1,400 - 2,800 SF AVAILABLE	9	Papa Murphy's	17	AVAILABLE 1,500 - 6,037 SF
4	Check 'n Go	10	Great Clips	18	Carl's Jr.
5	H&R Block	11	Smith's/U.S. Bank		
		12	Dollar Tree		