



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

3263 South Highway 89

Bountiful, Utah

THE TRADER BUILDING



**Professional Office Space
For Lease**

Property Highlights

- Size: 2,015 SF
- Lease Rate: \$18.00 PSF/NNN
- High visibility
- Monument sign
- 34 shared parking stalls



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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2015 Estimated Population	13,017	72,850	98,689
2020 Projected Population	13,936	78,232	105,731
Households			
2015 Estimated Households	4,626	24,190	32,675
2020 Projected Households	4,981	26,045	35,154
2015 Est. Median HH Income	\$68,348	\$75,246	\$74,771
2015 Est. Average HH Income	\$80,858	\$92,181	\$90,567
2015 Est. Per Capita HH Income	\$27,770	\$30,730	\$30,045

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

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