

126TH SOUTH PLAZA

12600 South & 2700 West (NWC)
Riverton, Utah



RETAIL
FOR LEASE

Hunter Todd

RETAIL SPECIALIST

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Eric Durham

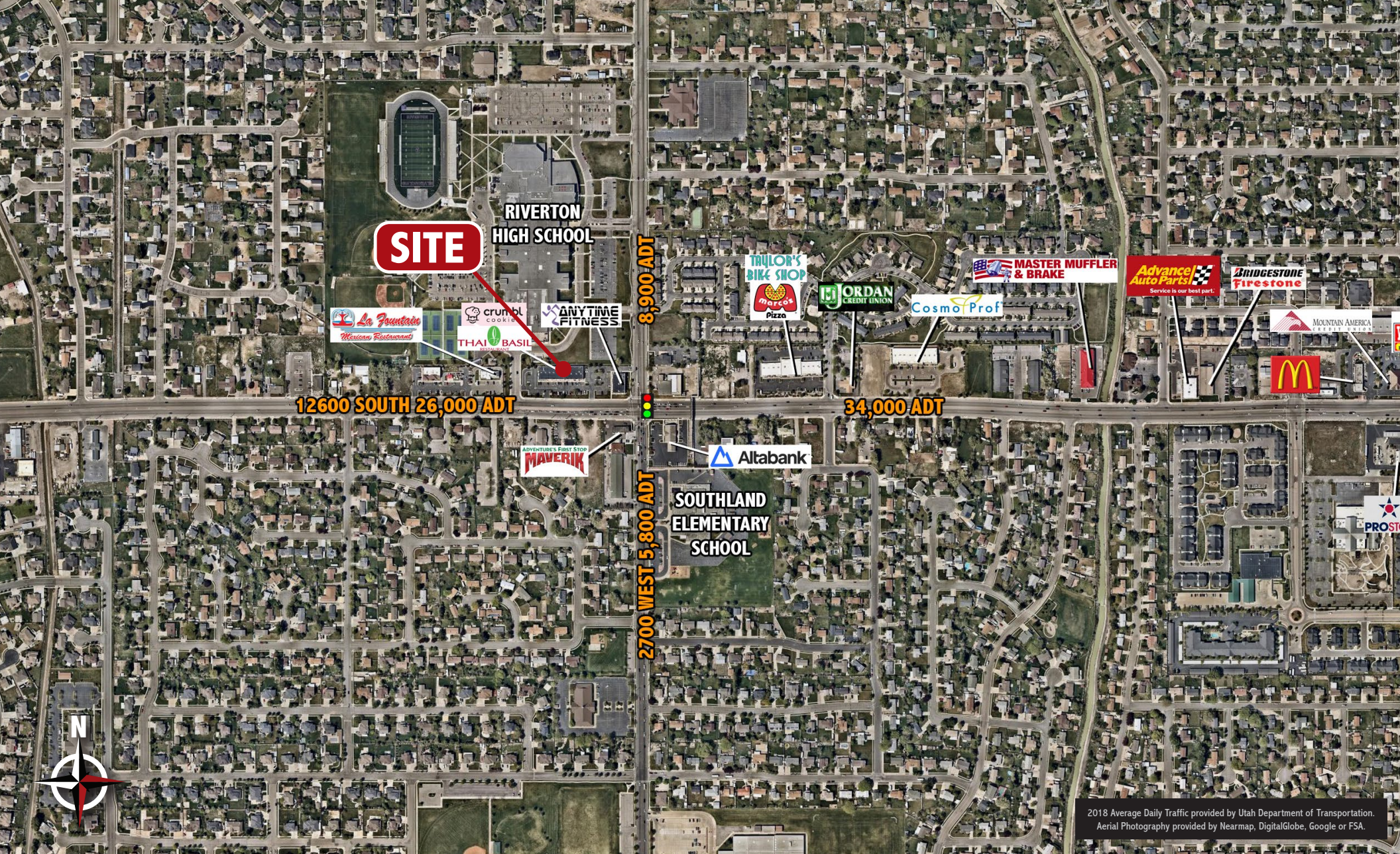
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



2018 Average Daily Traffic provided by Utah Department of Transportation.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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✓ SUMMARY

- ✓ Size: 1,344 SF
- ✓ Lease Rate: \$18 PSF
- ✓ NNNs: \$5.79 PSF (est.)
- ✓ Availability: To be determined

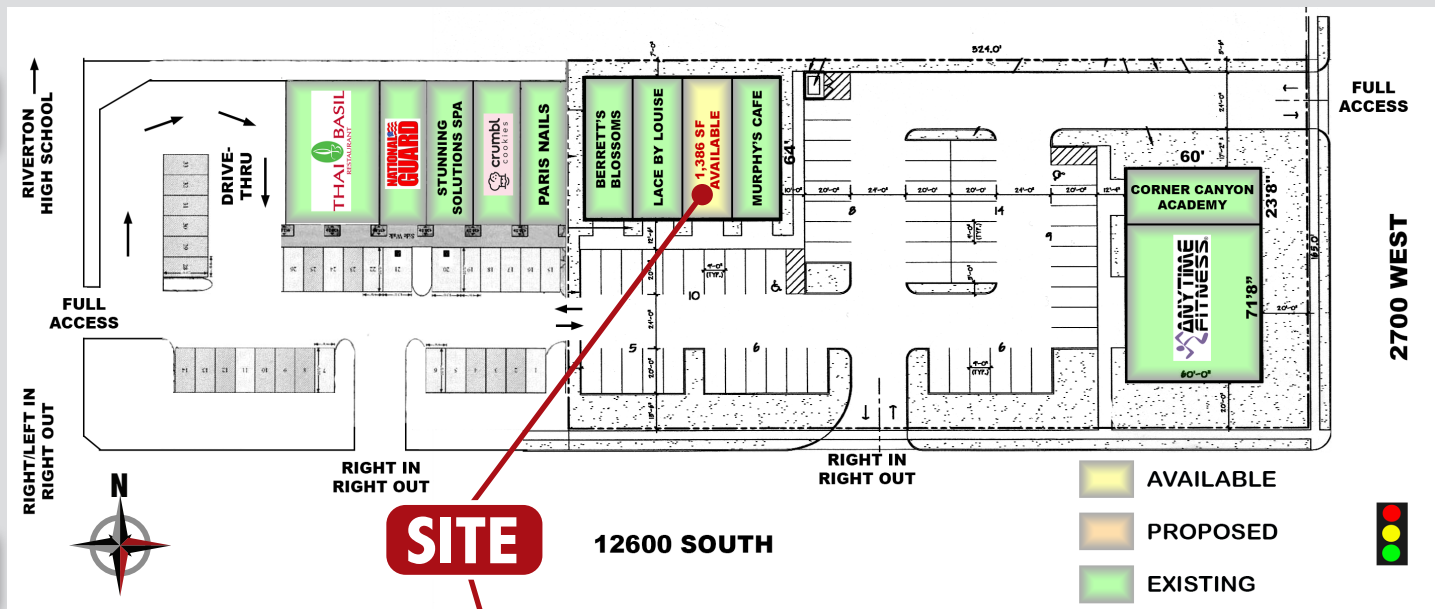
🗨️ FEATURES

- 🗨️ Great Visibility/Access
- 🗨️ High-Growth Area
- 🗨️ Co-tenants:



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3 MILE DEMOGRAPHICS

2020
Population



94,622

2020 Average
Household Income



\$127,594

2020
Households



26,555

5-Year Projected
Population Growth



6.5%

2020
Employees



24,028



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2020	14,512		94,622		250,890	
	2025	15,430		100,749		264,485	
	2010	12,405		67,492		166,029	
	2000	11,148	%	36,890	%	101,161	%
Households	4,009			26,555		73,218	
	Average household size	3.62		3.56		3.36	
Household income	< \$25,000	56	1.4	552	2.1	2,141	2.9
	\$25,000 - \$49,999	486	12.1	2,553	9.6	8,024	11.0
	\$50,000 - \$74,999	591	14.7	4,013	15.1	11,637	15.9
	\$75,000 - \$99,999	634	15.8	4,362	16.4	12,171	16.6
	\$100,000+	2,133	53.2	14,556	54.8	37,347	51.0
Median household income	\$99,286		\$102,528		\$95,629		
Average household income	\$118,188		\$127,594		\$118,767		
Total employees	2,899		24,028		86,618		
Business establishments	423			2,382		7,592	
	Industrial	80	18.9	291	12.2	829	10.9
	Manufacturing	10	2.4	36	1.5	139	1.8
	Commercial	116	27.4	671	28.2	2,138	28.2
	Office	126	29.8	955	40.1	3,248	42.8
	Other	91	21.5	432	18.1	1,237	16.3
Race	White	13,207	91.0	83,842	88.6	217,104	86.5
	Black	123	0.8	1,343	1.4	4,406	1.8
	American Indian	30	0.2	175	0.2	822	0.3
	Asian & PI	446	3.1	3,699	3.9	10,799	4.3
	Other	707	4.9	5,563	5.9	17,758	7.1
Hispanic population	1,027	7.1	9,126	9.6	28,122	11.2	
Sex	Male	7,254	50.0	47,173	49.9	126,520	50.4
	Female	7,258	50.0	47,449	50.1	124,371	49.6
Median age		33.7		33.3		33.3	

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