

RIVER HEIGHTS RETAIL

10400 S. & Bangerter Hwy (NEC) South Jordan, UT



PROPERTY INFORMATION

- Available Size: 1,200 to 3,760 SF
 - Lease Rate: \$25 to \$28 PSF*
 - NNNs: \$6.00 PSF (est.)
 - Availability: Spring 2019
- *Subject to tenant improvements, term, credit, etc.*

FEATURES

- New Development
- Shadow Anchored by Walmart
- Future Pylon Sign on Bangerter Hwy
- Nearby Anchors:



FOR LEASE

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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.

SITUS RETAIL GROUP

RIVER HEIGHTS RETAIL

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ENMOOR
F COURSE

58,400
ADT

9800 SOUTH 3,200 ADT

53,500 ADT BANGERTER HWY

SITE

**FUTURE PYLON SIGN
ON BANGERTER HWY**

Walmart
SUPERCENTER

Great Clips
CASH STORE

Goldenwest

AutoZone

13,000 ADT

10400 SOUTH 21,300 ADT

CYPRUS

The UPS Store

AMERICAN FAMILY
INSURANCE

VASA
FITNESS

SUBWAY

AMERICA FIRST

MOUNTAIN AMERICA

Sprint

SPORTSMAN'S
WAREHOUSE

COSTCO
WHOLESALE

Pizza
Hut

SportClips
HAIRCUTS

51,700
ADT

BANGERTER HWY

**Daybreak Master Planned
Community
13,750 Units
Under Construction**



2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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RetailerAerial

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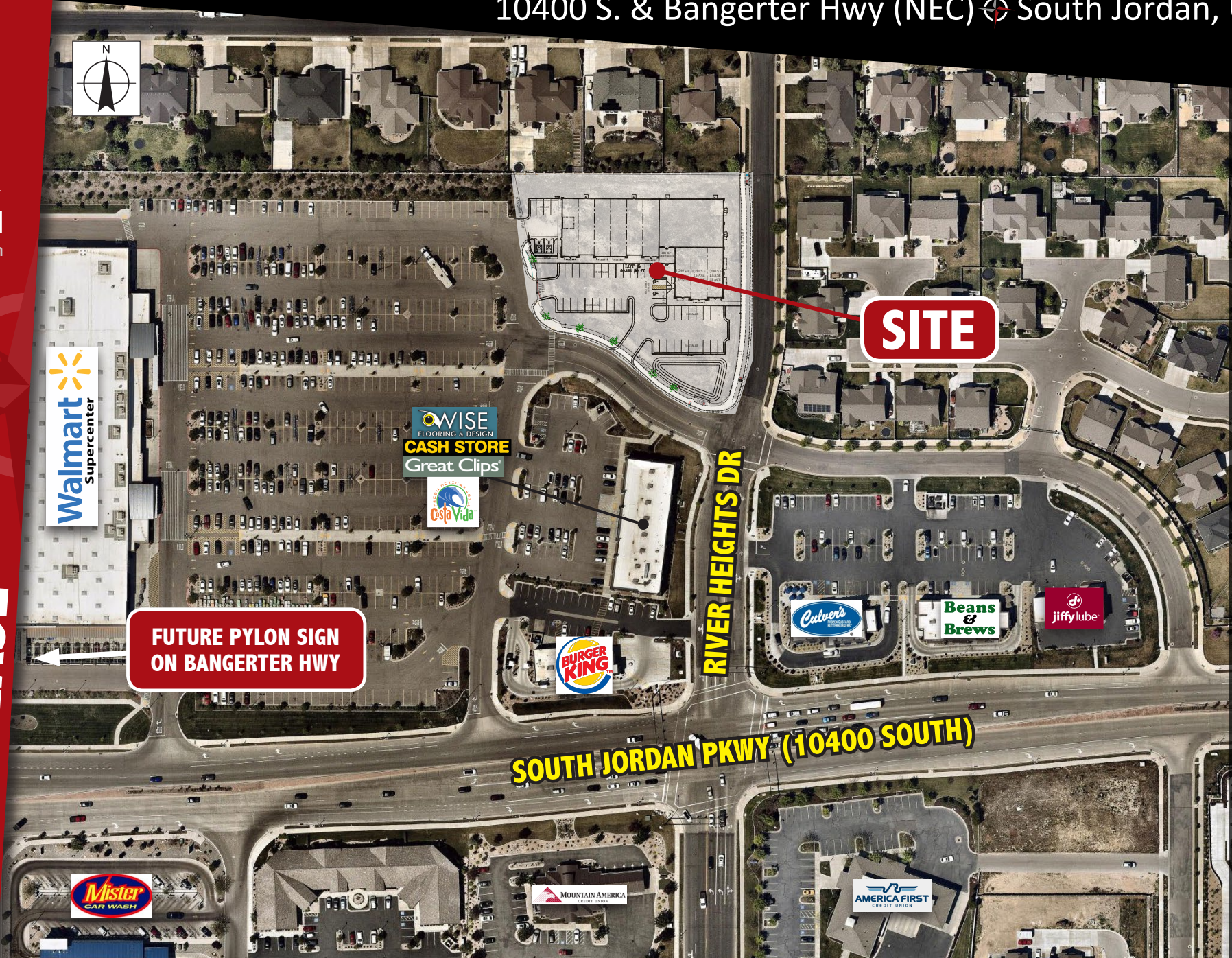
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ZoomAerial



SITE

**FUTURE PYLON SIGN
ON BANGERTER HWY**

SOUTH JORDAN PKWY (10400 SOUTH)

RIVER HEIGHTS DR

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Detailed Site Plan

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MONUMENT SIGN

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Demographic Report

		1 mi ring		3 mi ring		5 mi ring	
Population	2018	15,929		112,692		260,622	
	2023	16,814		120,994		279,806	
	2010	10,941		88,308		207,151	
	2000	5,060	%	58,642	%	140,978	%
Households		4,269		31,579		76,080	
Average household size		3.73		3.56		3.42	
Household income	< \$25,000	173	4.1	2,183	6.9	6,541	8.6
	\$25,000 - \$49,999	409	9.6	4,368	13.8	12,447	16.4
	\$50,000 - \$74,999	698	16.4	5,921	18.7	14,988	19.7
	\$75,000 - \$99,999	715	16.7	5,062	16.0	12,587	16.5
	\$100,000+	2,273	53.2	14,043	44.5	29,516	38.8
	Median household income	\$105,543		\$90,765		\$82,388	
Average household income		\$136,849		\$118,584		\$104,150	
Total employees		2,246		28,150		98,711	
Business establishments		234		2,666		7,881	
Industrial		25	10.7	357	13.4	1,001	12.7
Manufacturing		1	0.4	64	2.4	192	2.4
Commercial		72	30.8	704	26.4	2,261	28.7
Office		105	44.9	1,168	43.8	3,237	41.1
Other		31	13.2	372	14.0	1,190	15.1
Race	White	14,032	88.1	98,048	87.0	219,778	84.3
	Black	239	1.5	1,357	1.2	4,008	1.5
	American Indian	19	0.1	332	0.3	1,010	0.4
	Asian & PI	700	4.4	4,471	4.0	11,423	4.4
	Other	938	5.9	8,485	7.5	24,403	9.4
Hispanic population		1,529	9.6	12,555	11.1	37,212	14.3
Sex	Male	8,011	50.3	56,357	50.0	129,812	49.8
	Female	7,918	49.7	56,335	50.0	130,811	50.2
Median age		32.2		33.4		32.7	
Education	Population 25+	9,278	58.2	65,832	58.4	152,603	58.6
	No high school diploma	327	3.5	3,688	5.6	10,498	6.9
	High school graduate	1,829	19.7	13,432	20.4	33,775	22.1
	Some college	3,502	37.7	26,553	40.3	62,481	40.9
	College graduate	2,286	24.6	14,695	22.3	30,886	20.2
	Graduate/professional degree	1,334	14.4	7,464	11.3	14,963	9.8

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