

RIVERTON DEPOT

13400 South & Bangerter Hwy ☉ Riverton, UT



PROPERTY INFORMATION

- BTS Available Size: 1,200 to 8,000 SF
- BTS Lease Rate: \$20 to \$25 PSF*
- NNNs: TBD
- Lot Size: 1.10 Acres
- Sale Price: \$650,000
- Zoning: C-R (Regional Commercial)

**Subject to tenant improvements, term, credit, etc.*

FEATURES

- Easy access to Bangerter Highway
- Excellent Signage & Cotenancy
- Anchored by:



FOR SALE/LEASE

Adam Lewis
 adam@situsretail.com
 801.838.9627

Hunter Todd
 hunter@situsretail.com
 801.838.9630

90 East 7200 South | Suite102 Midvale | UT | 84047
 P: 801.266.1333 | F: 801.266.1303 | www.situsretail.com

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.



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RetailerAerial

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

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SITUS RETAIL GROUP

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SitePlan

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Demographic Report

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		1 mi ring		3 mi ring		5 mi ring		
Population	2018	4,260		95,275		170,305		
	2023	4,566		102,437		181,966		
	2010	3,100		67,295		120,612		
	2000	1,471	%	28,446	%	62,418	%	
Households		1,066		25,330		45,399		
Average household size		4.00		3.76		3.66		
Household income	< \$25,000	17	1.6	1,324	5.2	2,422	5.3	
	\$25,000 - \$49,999	88	8.3	3,080	12.2	5,256	11.6	
	\$50,000 - \$74,999	162	15.2	4,498	17.8	8,085	17.8	
	\$75,000 - \$99,999	208	19.5	4,517	17.8	7,870	17.3	
	\$100,000+	592	55.5	11,911	47.0	21,764	47.9	
	Median household income	\$106,529		\$92,043		\$93,501		
Average household income		\$145,604		\$110,067		\$115,389		
Total employees		3,034		15,130		40,514		
Business establishments		202		1,623		3,732		
Industrial		19	9.4	245	15.1	528	14.1	
Manufacturing		1	0.5	27	1.7	89	2.4	
Commercial		69	34.2	482	29.7	1,012	27.1	
Office		100	49.5	594	36.6	1,455	39.0	
Other		14	6.9	274	16.9	645	17.3	
Race	White	3,877	91.0	84,215	88.4	150,261	88.2	
	Black	30	0.7	1,145	1.2	2,487	1.5	
	American Indian	3	0.1	301	0.3	569	0.3	
	Asian & PI	86	2.0	3,445	3.6	6,134	3.6	
	Other	265	6.2	6,169	6.5	10,855	6.4	
Hispanic population		329	7.7	9,850	10.3	17,406	10.2	
Sex	Male	2,172	51.0	47,369	49.7	86,291	50.7	
	Female	2,087	49.0	47,906	50.3	84,014	49.3	
Median age		28.9		29.9		31.5		
Education	Population 25+		2,345	55.0	52,914	55.5	98,119	57.6
	No high school diploma		101	4.3	2,029	3.8	4,123	4.2
	High school graduate		356	15.2	10,549	19.9	20,029	20.4
	Some college		1,006	42.9	23,000	43.5	41,422	42.2
	College graduate		586	25.0	12,018	22.7	21,809	22.2
	Graduate/professional degree		296	12.6	5,318	10.1	10,736	10.9

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