# CUSHMAN & WAKEFIELD

#### FOR LEASE

## **3500 SOUTH 2200 WEST** WEST VALLEY CITY, UTAH



## **Property Highlights**

- Available: 992 SF
- Rent: \$18.00 PSF, NNN
- CAM: \$4.25 PSF
- Excellent location in the heart of West Valley Retail
- Excellent signage on 3500 South
- High traffic counts
- Great access of I-215

## **Demographics**

	1 Mile	3 Mile	5 Mile
Population			
2015 Estimated Population	19,849	120,272	348,036
2020 Projected Population	20,878	126,108	363,297
Households			
2015 Estimated Households	7,068	39,509	120,328
2020 Projected Households	7,455	41,669	126,312
2015 Est. Median HH Income	\$39,473	\$43,860	\$50,208
2015 Est. Average HH Income	\$49,343	\$54,458	\$60,263
2015 Est. Per Capita HH Income	\$17,365	\$18,479	\$21,203

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

Katie Mikula Associate +1 801 303 5497 katie.mikula@cushwake.com

**Connal Grisley** Associate +1 801 303 5570 connal.grisley@cushwake.com 170 South Main Street Suite 1600 Salt Lake City, UT 84101 Main +1 801 322 2000 Fax +1 801 322 2040 cushmanwakefield.com

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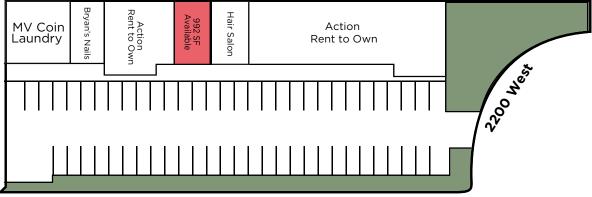


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#### Aerial / Location Map





#### 3500 South

Katie Mikula Associate +1 801 303 5497 katie.mikula@cushwake.com Connal Grisley Associate +1 801 303 5570 connal.grisley@cushwake.com 170 South Main Street Suite 1600 Salt Lake City, UT 84101 Main +1 801 322 2000 Fax +1 801 322 2040 cushmanwakefield.com

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