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#### JOSH VANCE, CCIM

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# **PROPERTY DETAILS**

40 EAST 300 SOUTH, SALT LAKE CITY, UT 84111

- Rare opportunity to ground lease or JV with premier D1 Land
- D1 Zoning is the maximum allowable height in Salt Lake City
- High density area surrounded by office towers, malls, restaurants and night life
- High traffic 300 South (Broadway)

# **2024 DEMOS**



# **EST. POPULATION**

1 MILE » **42,055** 3 MILE » **168,785** 5 MILE » **264,082** 



# **EST. HOUSEHOLDS**

1 MILE » 23,926 3 MILE » 78,328 5 MILE » 116,023



### EST. AVERAGE HH INCOME

1 MILE » \$62,341 3 MILE » \$87,146 5 MILE » \$98,545

#### FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple Salt Lake City, UT 84111 Office 801.456.8800 www.mwcre.com

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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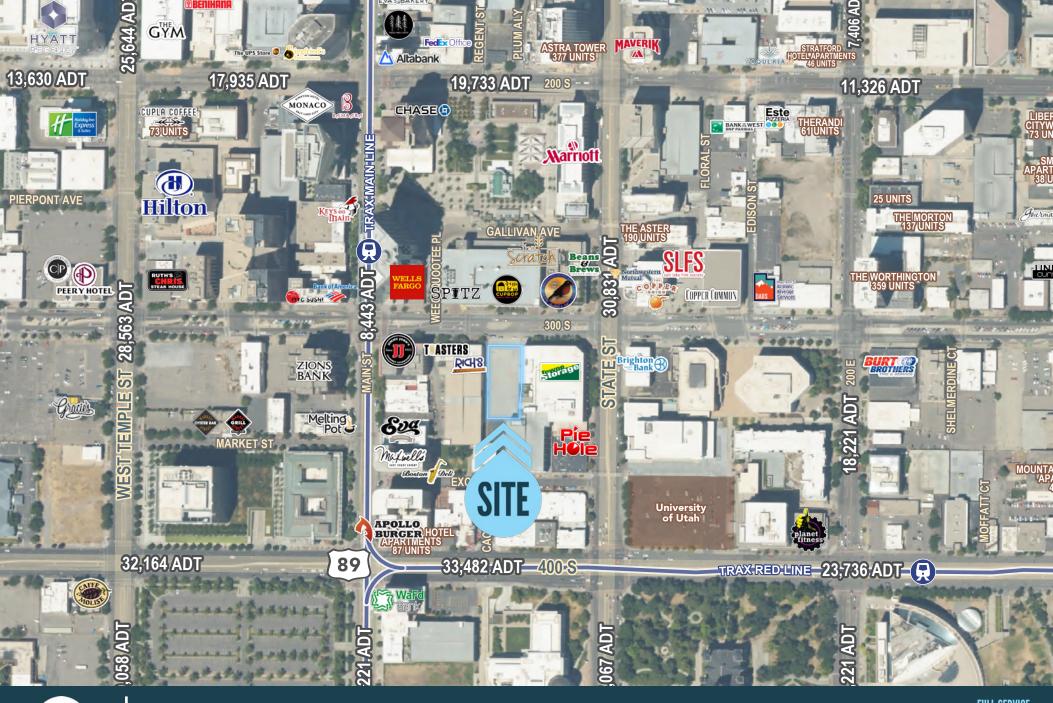
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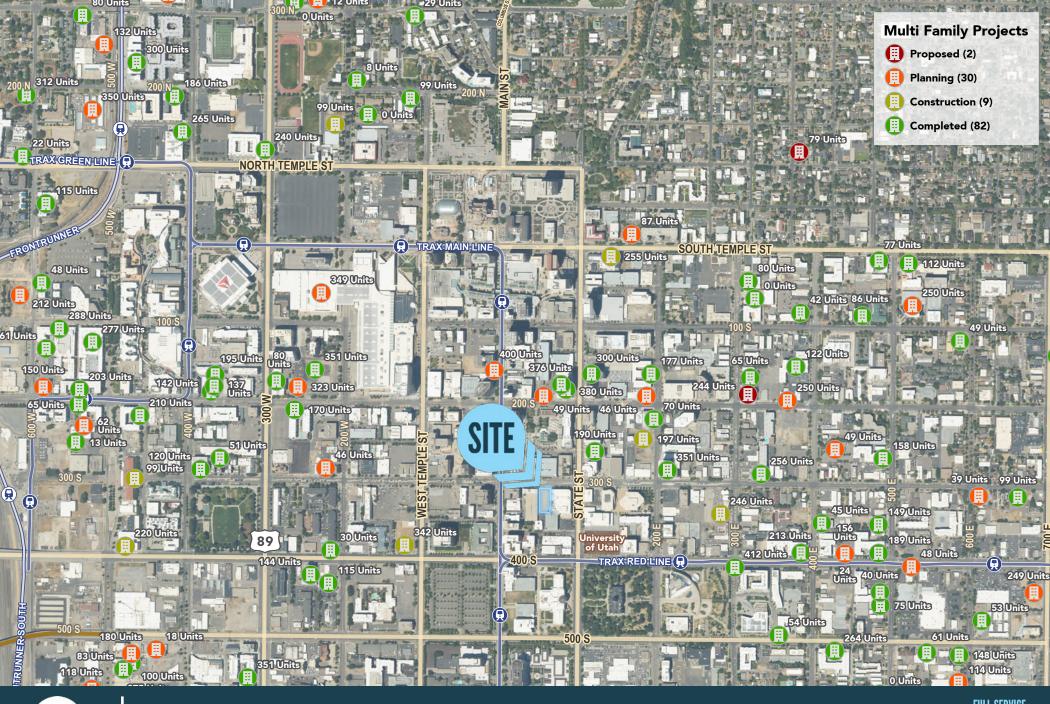
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