

FREESTANDING RESTAURANT W/DRIVE-THRU

3407 South 5600 West • West Valley City, Utah 84120

SITE



HIGHLIGHTS

- BUILDING SIZE: 3,961 SF
LOT SIZE: 0.79 ACRES
- FORMER RESTAURANT WITH
DRIVE-THRU
- SALE PRICE: \$3,100,000
- LEASE RATE: \$185K/YEAR
ABSOLUTE NET LEASE
- EXCELLENT TRAFFIC AND
VISIBILITY FROM 5600 WEST

5600 WEST
50,000 ADT

TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

JOE MILLS

801.930.6755 | jmills@legendcommercial.com

PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
COMMERCIAL ■■■■

801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

5600 WEST



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	15,782	110,484	237,480
2024 EST. DAYTIME POPULATION	2,766	30,356	91,550
2024 EST. AVG HH INCOME	\$123,791	\$110,869	\$107,209
2024 EST. HOUSEHOLDS	4,515	31,594	71,380
2024 EST. BUSINESSES	343	2,076	5,938

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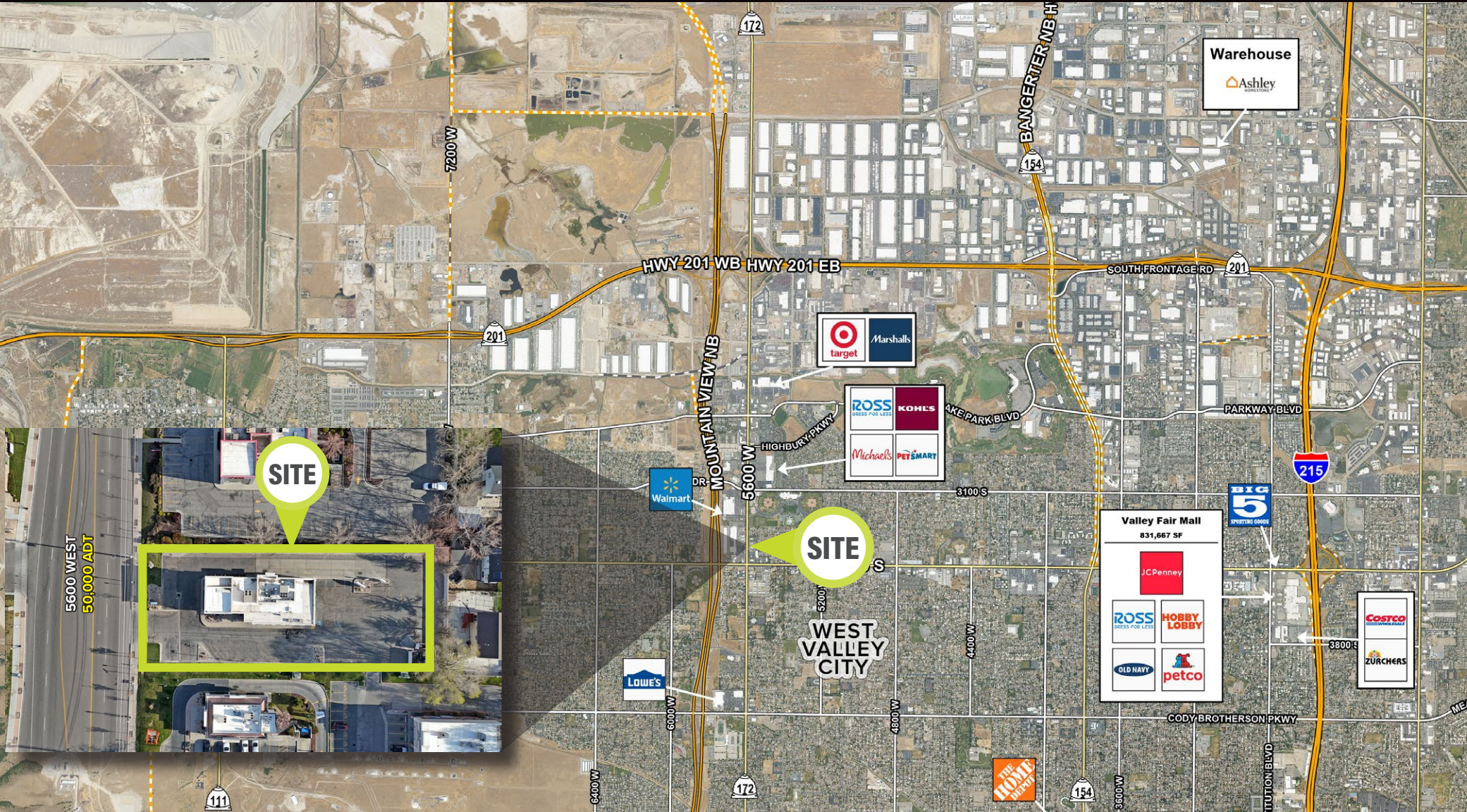
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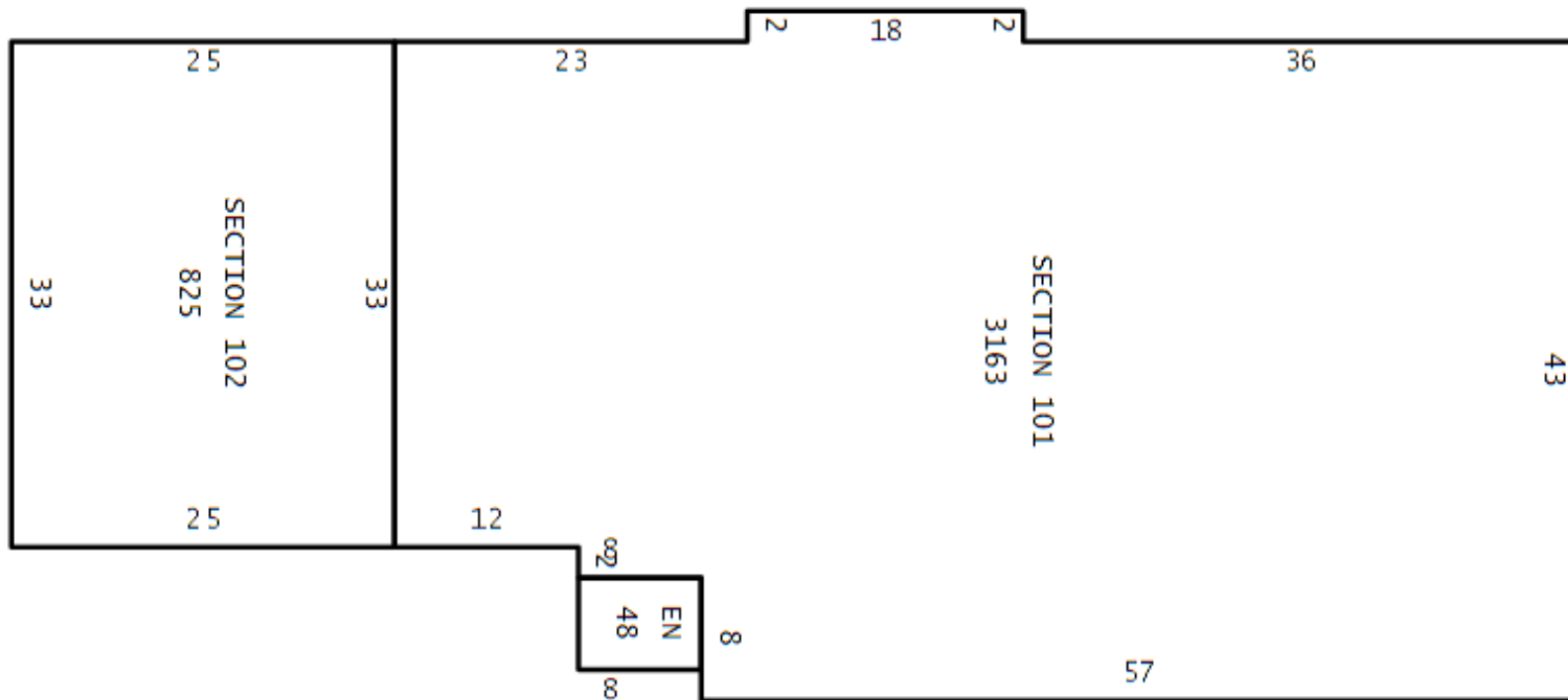
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