

# RETAIL FOR SALE OR LEASE

## ELLIE'S LANDING

3454 West 4000 South | West Haven, Utah 84401

### Property Highlights

- 1,307 to 3,185 SF For Lease
- New Construction, Available Now
- Call Agents for Pricing
- NNNs: \$4.00
- Great Visibility



TANNER OLSON

801.930.6752

tolson@legendcommercial.com

CHLOE CYPERS

801.644.6299

ccypers@legendcommercial.com

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS





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SITE

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,054	68,682	142,023
2030 PROJECTED POPULATION	10,384	72,894	151,040
2025 HOUSEHOLDS	3,073	23,398	47,403
2025 AVG HH INCOME	\$133,789	\$118,809	\$118,690
2025 BUSINESSES	138	1,387	3,750
2025 DAYTIME POPULATION	810	12,801	37,264

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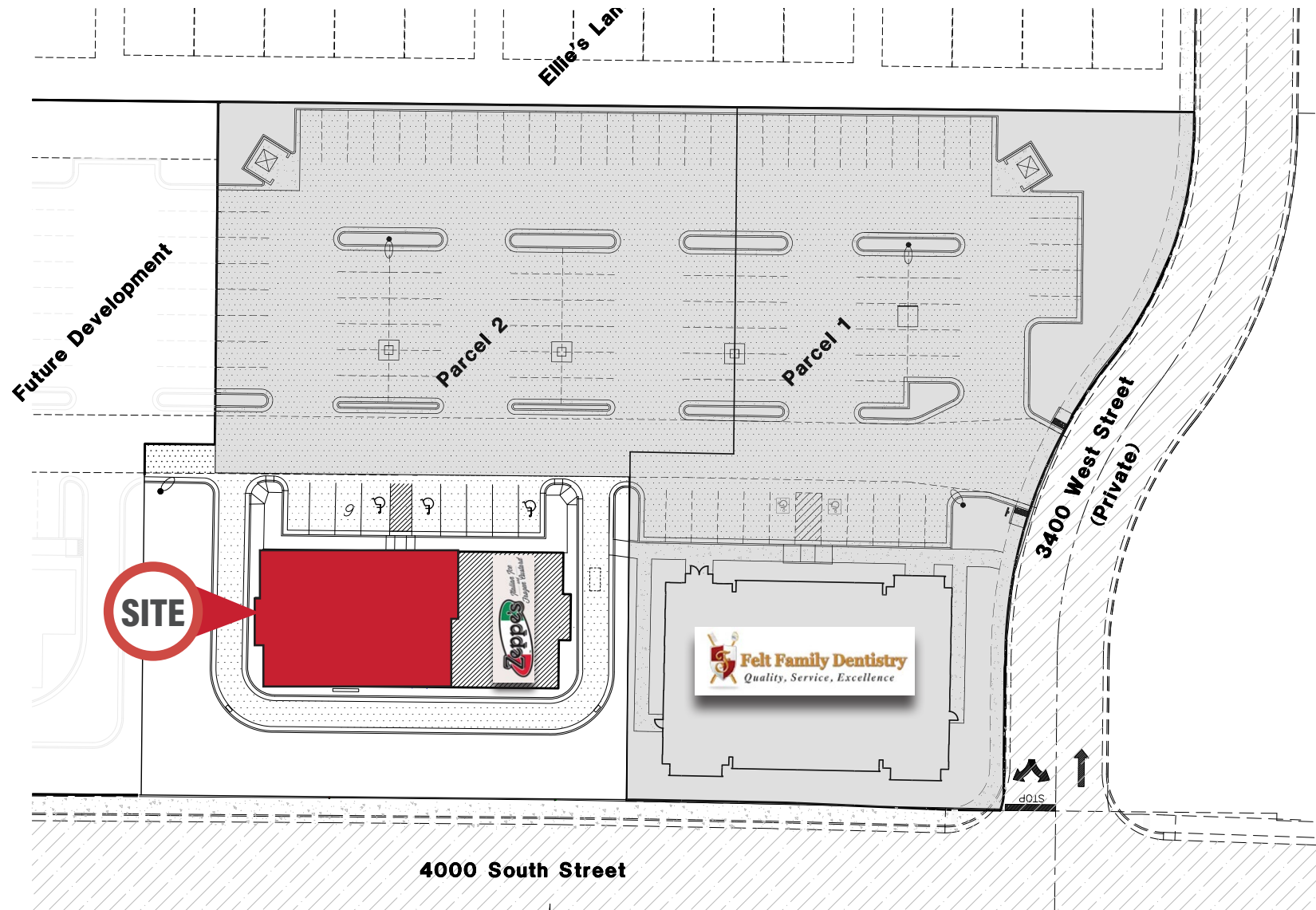
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