

# MILLCREEK OFFICE/RETAIL FOR LEASE



**4110 SOUTH HIGHLAND DRIVE, SALT LAKE CITY, UTAH 84124**

## PROPERTY INFORMATION

- Suite 302: 1,057 RSF Third Level Office
- Suite 101: 3,300 SF Garden Level Retail Previously a Dance Studio
- Ample On-Site Parking
- Well Maintained Building with Professional Appeal
- ADA Accessible with Elevator Access
- Prime Millcreek Location with Highland Drive Frontage

## DEMOGRAPHICS

	1 mile	5 Mile
POPULATION	11,756	125,999
HOUSEHOLDS	3,766	42,612
AVG HOUSEHOLD INCOME	\$81,164	\$77,872

## TRAFFIC COUNTS

HIGHLAND DRIVE : 23,000 AADT  
4500 SOUTH : 21,000 ANNUAL AADT

**LEASE RATE: \$11.00/SF YEAR NNN**

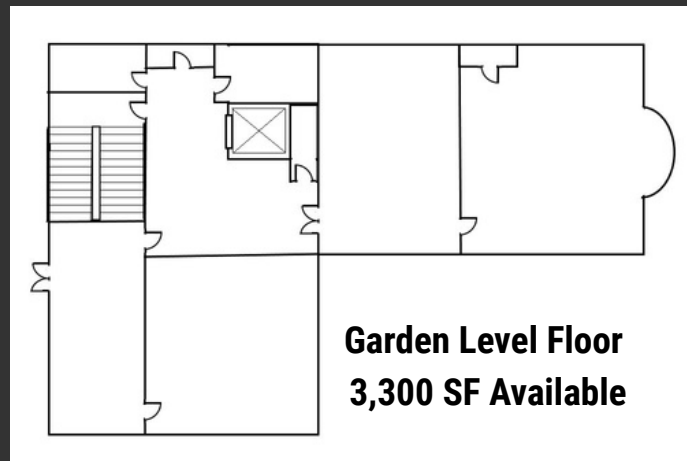
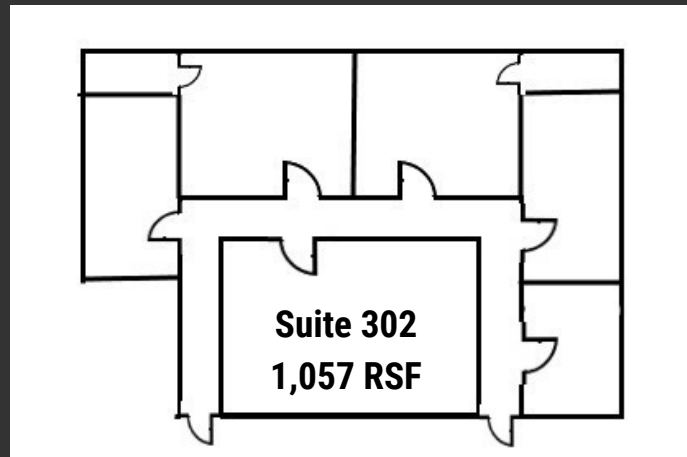
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

**Contact**  
**801.617.1700**

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