

FOR SALE

COMMERCIAL LAND

4612 West 3500 South | West Valley City, Utah 84120

West Valley City Park

4400 WEST

SITE

Property Highlights

- 1.0 Acre For Sale
- APN: 15303560170000
- Sale price: \$23 PSF
- Zoning: C-2 Commercial
- Great Traffic Counts & Visibility from 3500 South
- 132' of Frontage and 2 Curb Cuts

3500 SOUTH 31,000 ADT

STANTON DR

JACE BANKHEAD

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www.legendcommercial.com

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

PARTNER **XTEAM**
RETAIL ADVISORS

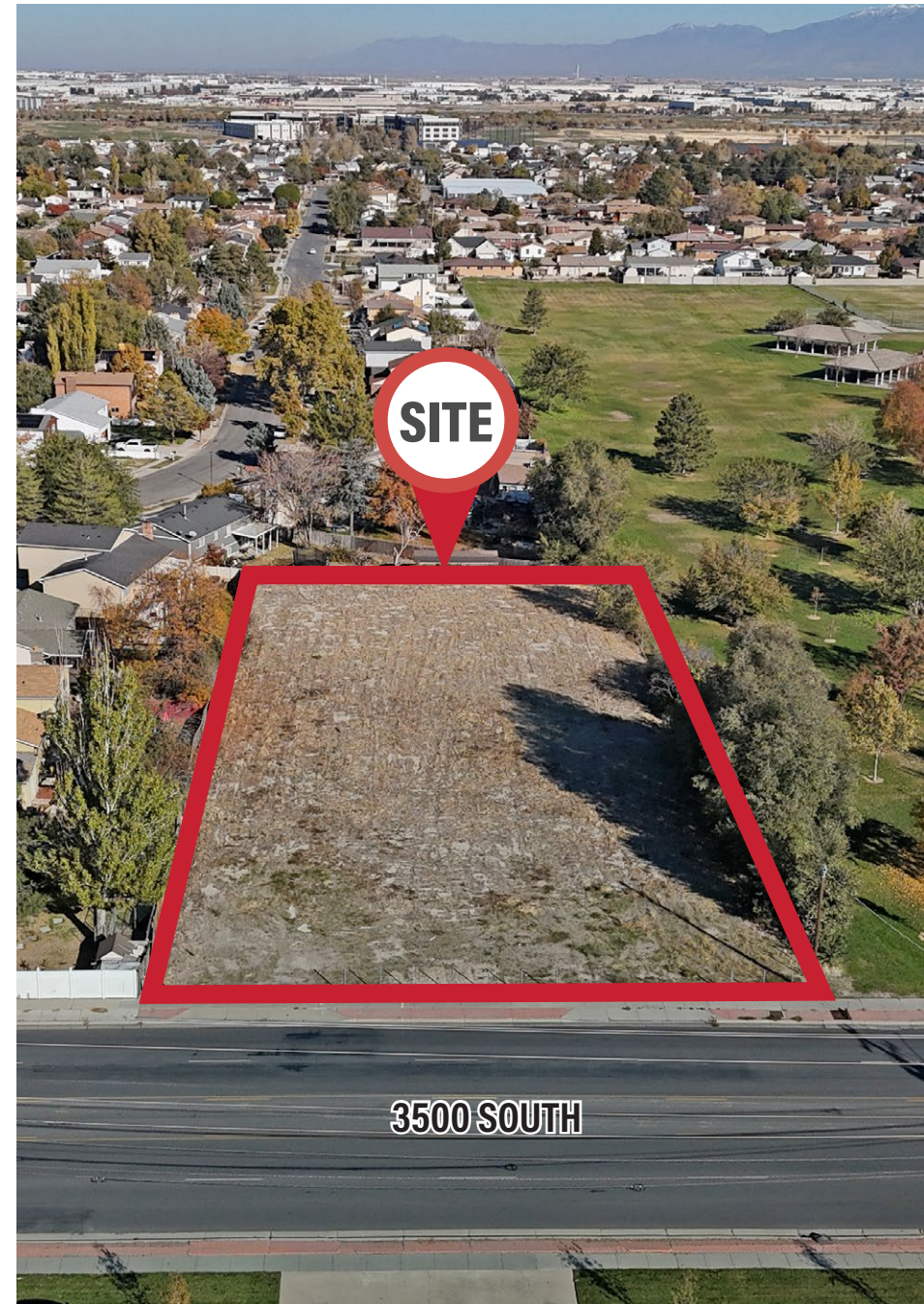


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	19,410	123,775	269,479
2025 HOUSEHOLDS	5,508	36,256	82,678
2025 AVG HH INCOME	\$110,604	\$111,077	\$109,341
2025 BUSINESSES	371	2,866	7,281
2025 DAYTIME POPULATION	3,089	43,557	107,576



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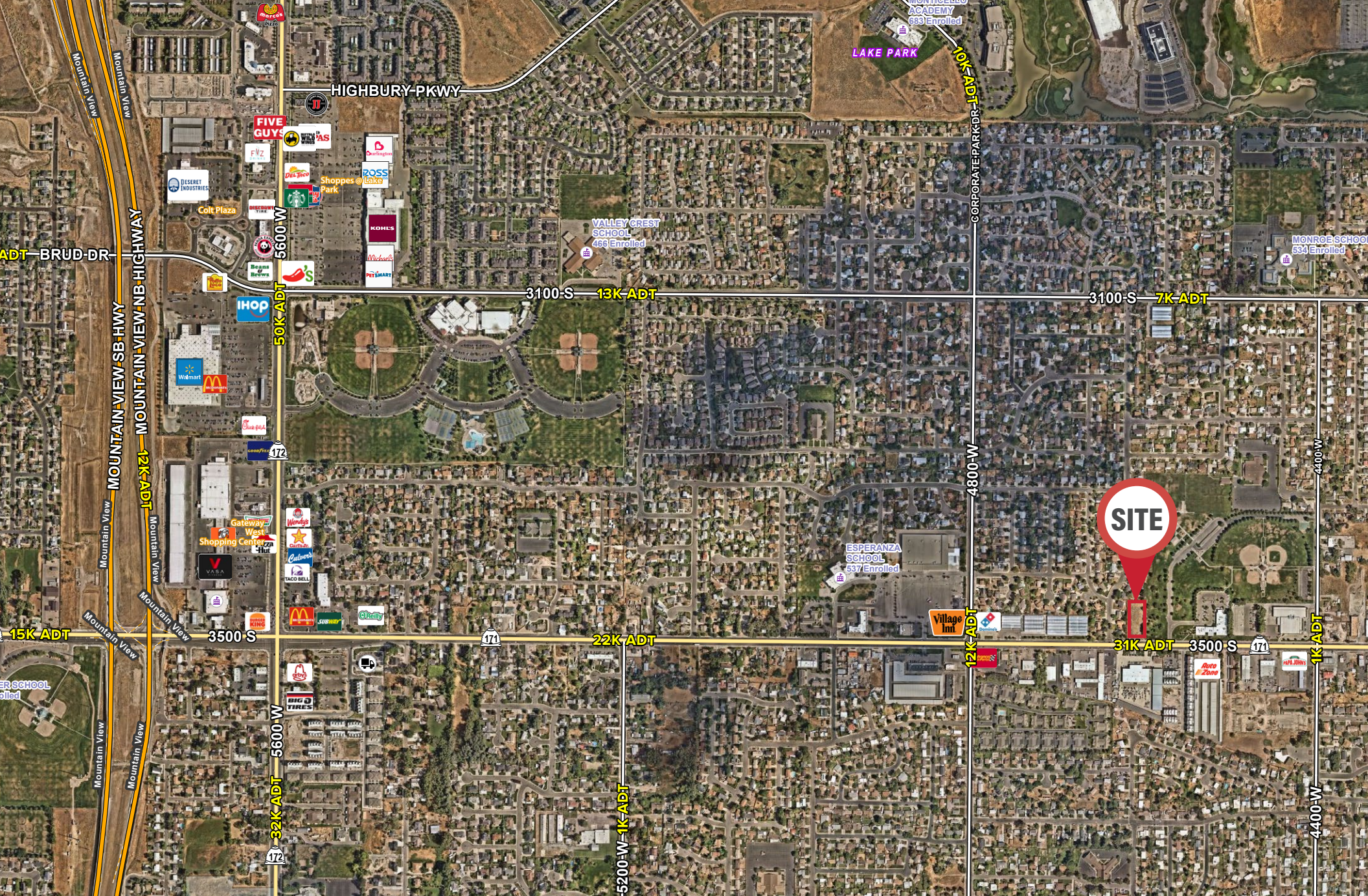
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