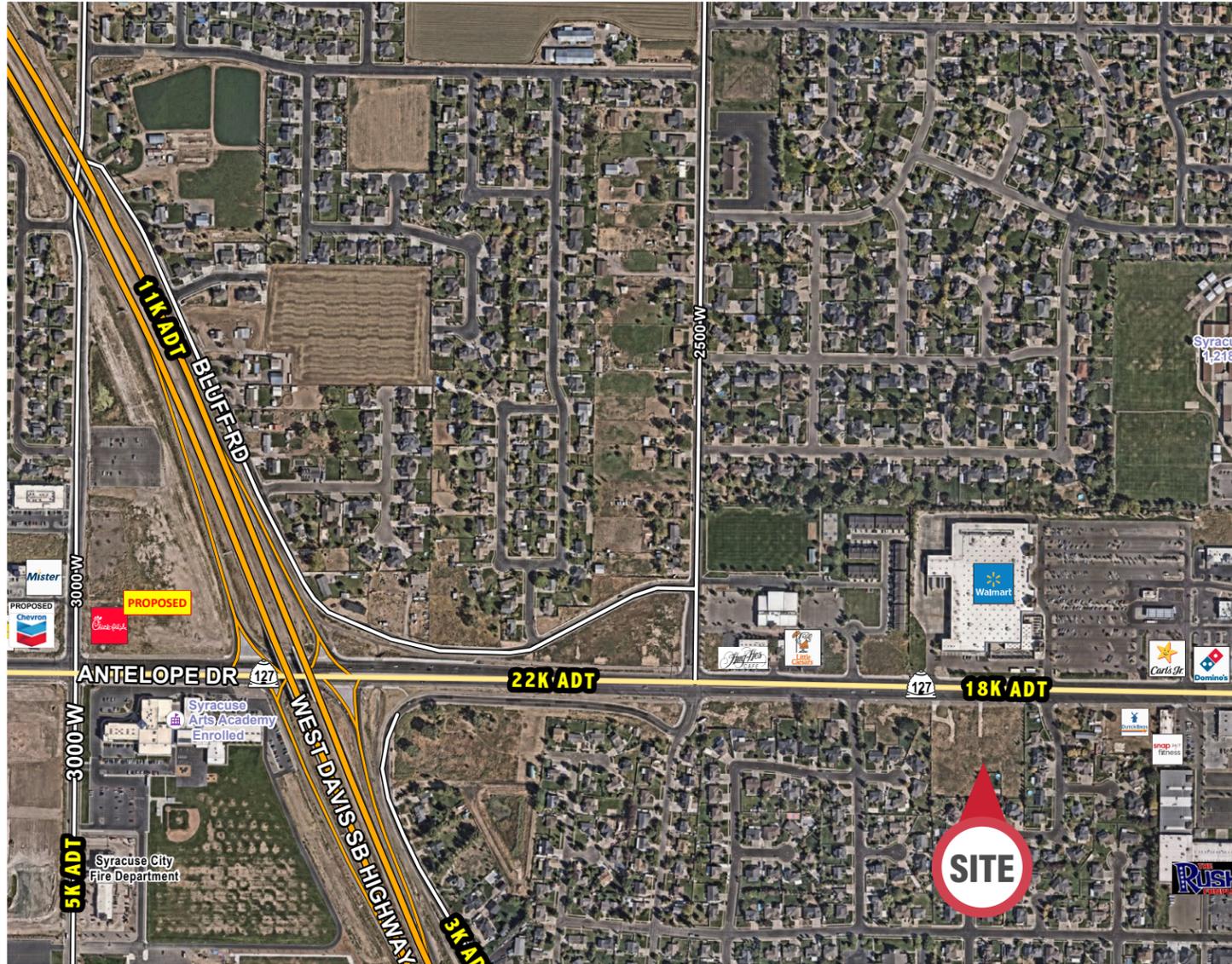


2329 ANTELOPE RETAIL LAND

2329 West 1700 South | Syracuse, UT 84075



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	13,324	99,232	189,065
2029 PROJECTED POPULATION	14,036	107,620	199,616
2024 EST. DAYTIME POPULATION	2,048	26,068	44,281
2024 EST. AVG HH INCOME	\$119,664	\$117,007	\$122,867
2024 EST. HOUSEHOLDS	3,991	32,865	61,024
2024 EST. BUSINESSES	246	2,627	4,611

TRAFFIC

ANTELOPE DR (1700 SOUTH)
35,486 VEHICLES PER DAY

MAIN ST
11,056 VEHICLES PER DAY

Contact

SKYLER PETERSON, SIOR Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

CONNOR DEBRY Associate
m 801.557.9119
cdebry@legendcommercial.com



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FOR SALE
\$20.00 PSF

Property Highlights

- Available For Sale
- 4.25 Total Acres
- Across From Walmart, 2.3M Annual Visits
- Zoned Light Commercial
- Town Center Overlay Zone

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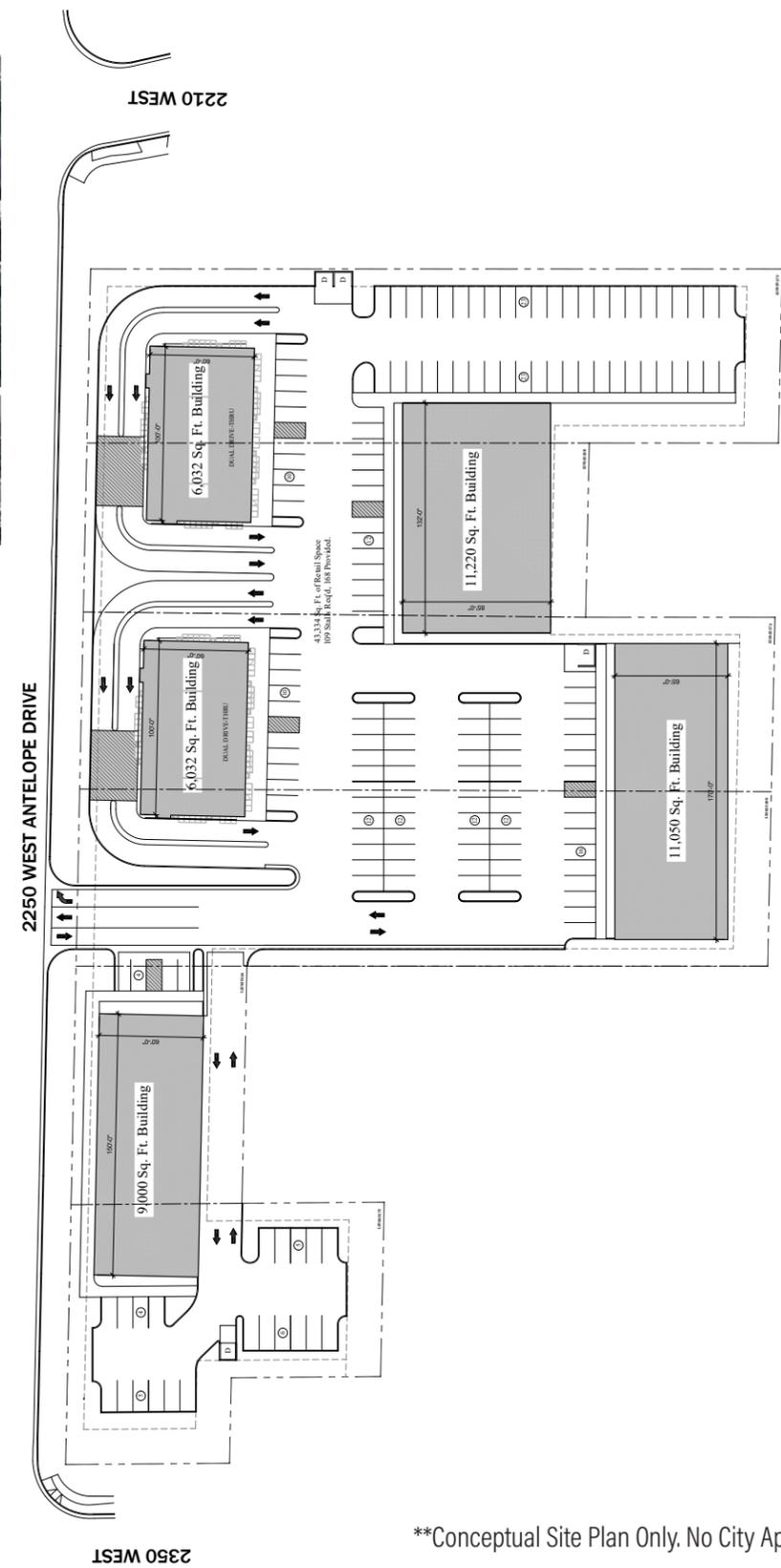


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Permitted Uses:

- | | | |
|--|--|--------------------------------------|
| (A) Animal Clinic, no boarding | (CC) School, College or University | (DD) School, Pre school |
| (B) Assisted Living | (EE) School, Private/Quasi-Public | (FF) School, Public |
| (C) Bakery | (GG) Studio, Art, photo | (HH) Studio, Decorate & Display |
| (D) Bank, Credit Union, no payday lending | (II) Theater, Indoor | (JJ) Theater, Live Conditional uses. |
| (E) Barber or Beauty Shop | (A) Telecommunications Facility (minor). | (B) Electric Substation (minor). |
| (F) Churches, synagogues, and temples | (C) Gas Metering and Transmission Station (minor). | |
| (G) Community or Civic Use | | |
| (H) Day Care Center | | |
| (I) Fire Station | | |
| (J) Furniture/Appliance Store | | |
| (K) Garden Shop & Plant Sales, Nursery | | |
| (L) Laundry/Laundromat | | |
| (M) Library, Art Gallery, Museum | | |
| (N) Medical/DentalClinic, no plasma donation center | | |
| (O) Mortuary | | |
| (P) Music Store | | |
| (Q) Nursing Home | | |
| (R) Office, Professional, or General Business | | |
| (S) Pet Shop, Small Animals, Birds & Fish | | |
| (T) Public Park, Playground | | |
| (U) Reception Center | | |
| (V) Religious or Philanthropic Institution | | |
| (W) Residential Facility for Persons with a Disability | | |
| (X) Residential Facility for the Elderly | | |
| (Y) Restaurant, fast food | | |
| (Z) Restaurant, sit down | | |
| (AA) Retail Sales and Commercial Services, no smoke shop or liquor store | | |
| (BB) School, Charter | | |



**Conceptual Site Plan Only. No City Approval Implied.



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