

# FOR LEASE

## Springwood Village

38 West 7200 South Midvale Utah 84047

Lease Rate: \$13.00/sq. ft. NNN



### Property Information

- Available: 1,853 sq. ft.
- High Profile Corner Location
- Immediate Access to I-15 at 7200 South
- Within minutes of Fashion Place Mall and I-215
- Excellent Parking
- Strong Established Trade Area
- 30,000 AADT 2022 on State Street
- 37,000 AADT 2022 on 7200 South
- Visible Storefronts/ Monument Signage Available
- Tenant Improvement Allowance Available

Demographics	2 Mile	5 Mile	10 Mile
2024 Population	63,756	369,455	1,016,351
2024 Households	24,848	135,503	347,950
2024 Median HH Income	\$70,528	\$77,627	\$83,545

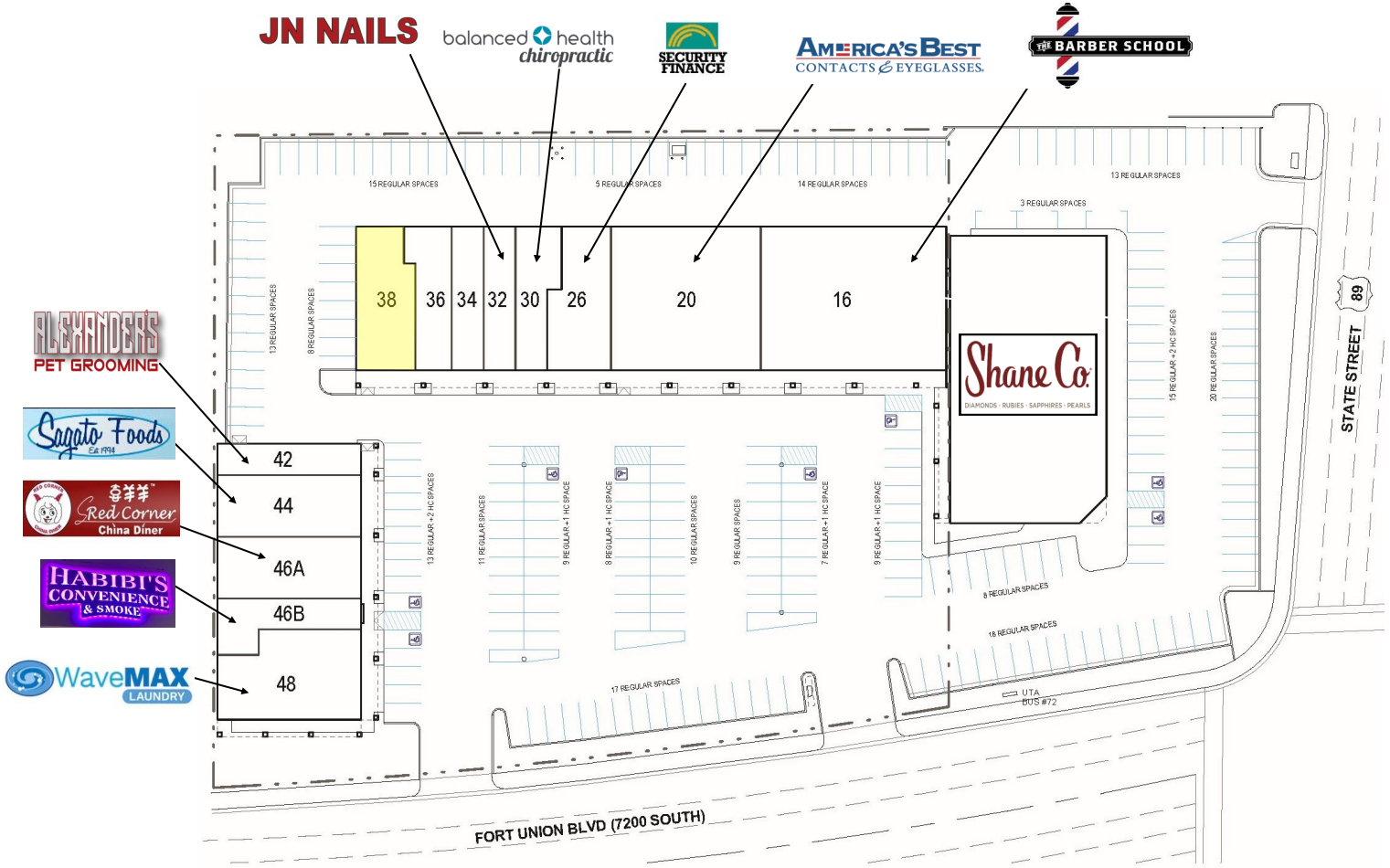
### CONTACT:

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**KREA**  
Knight Real Estate Advisors

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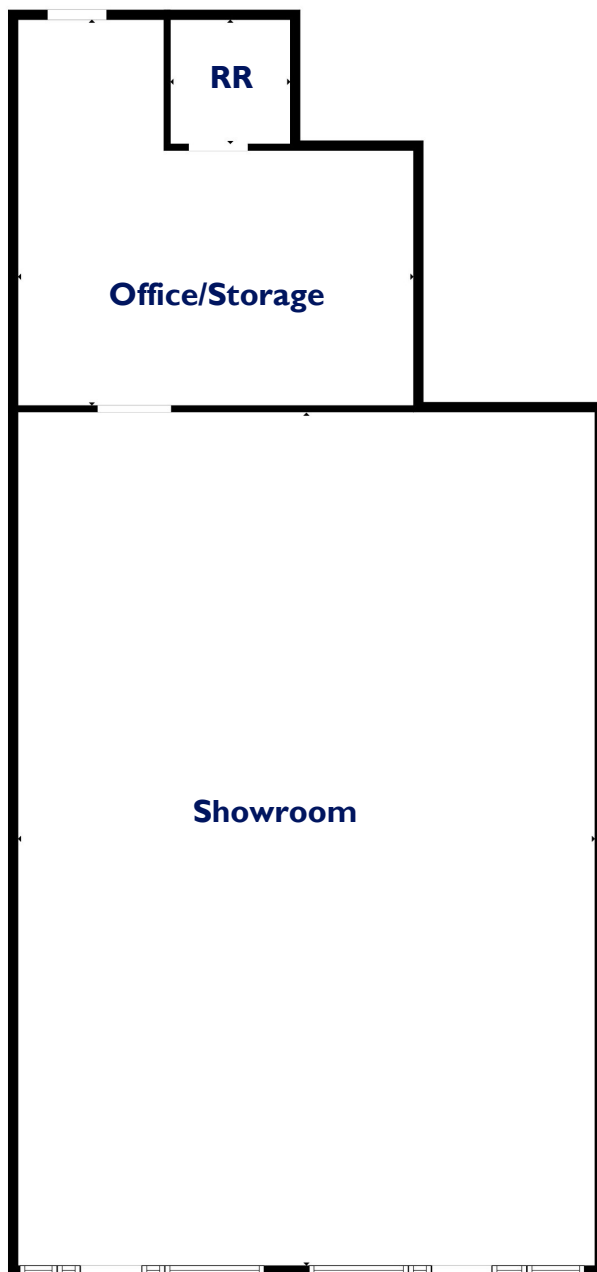


SUITE	TENANT	SF	RATE/SF
16	The Barber School	6,300	
20	America's Best Contacts & Eyeglasses	4,939	
26	Security Finance	2,120	
30	Balanced Health Chiropractic	1,400	
32	JN Nails	1,050	
34-36	Knight Realty	2,347	
38	Vacant	1,853	\$13.00
42	Alexander's Pet Grooming	1,050	
44	Sagato Foods	2,100	
46	Red Corner China Diner	2,384	
46B	Habibi's Convenience & Smoke	916	
48	WaveMax	2,800	
Taxes, Insurance, CAM			\$3.65

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**Floor Plan**

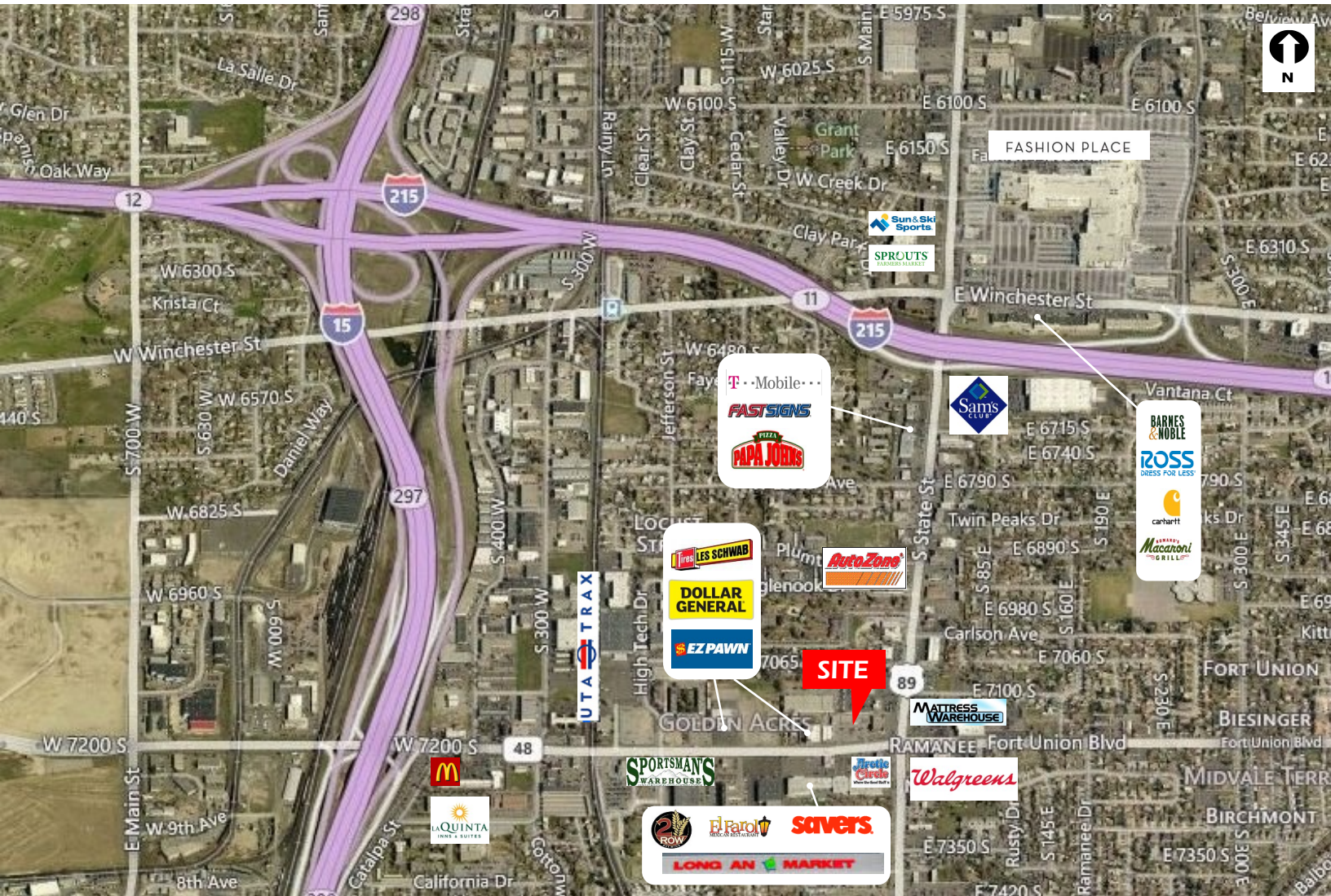
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