



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**SITE**

# RETAIL BIG BOX

4045 RIVERDALE ROAD • RIVERDALE • UTAH • 84405

## FOR LEASE

### PROPERTY SPECS

- 95,950 SF building
- Call for pricing
- 6.34 acre parcel
- Built in 1977
- High traffic counts on Riverdale Rd (53,915 ADT)

### NEARBY TENANTS INCLUDE:



1 MILE	<b>10,548</b> 2023 EST. POPULATION	<b>6,617</b> 2023 EST. DAYTIME POPULATION	<b>3,680</b> 2023 EST. HOUSEHOLDS	<b>\$88,552</b> 2023 EST. AVERAGE HH INCOME
3 MILE	<b>87,177</b> 2023 EST. POPULATION	<b>64,205</b> 2023 EST. DAYTIME POPULATION	<b>32,436</b> 2023 EST. HOUSEHOLDS	<b>\$99,663</b> 2023 EST. AVERAGE HH INCOME
5 MILE	<b>180,452</b> 2023 EST. POPULATION	<b>137,334</b> 2023 EST. DAYTIME POPULATION	<b>64,679</b> 2023 EST. HOUSEHOLDS	<b>\$99,808</b> 2023 EST. AVERAGE HH INCOME

### CONTACT:

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**FULL SERVICE COMMERCIAL REAL ESTATE**

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