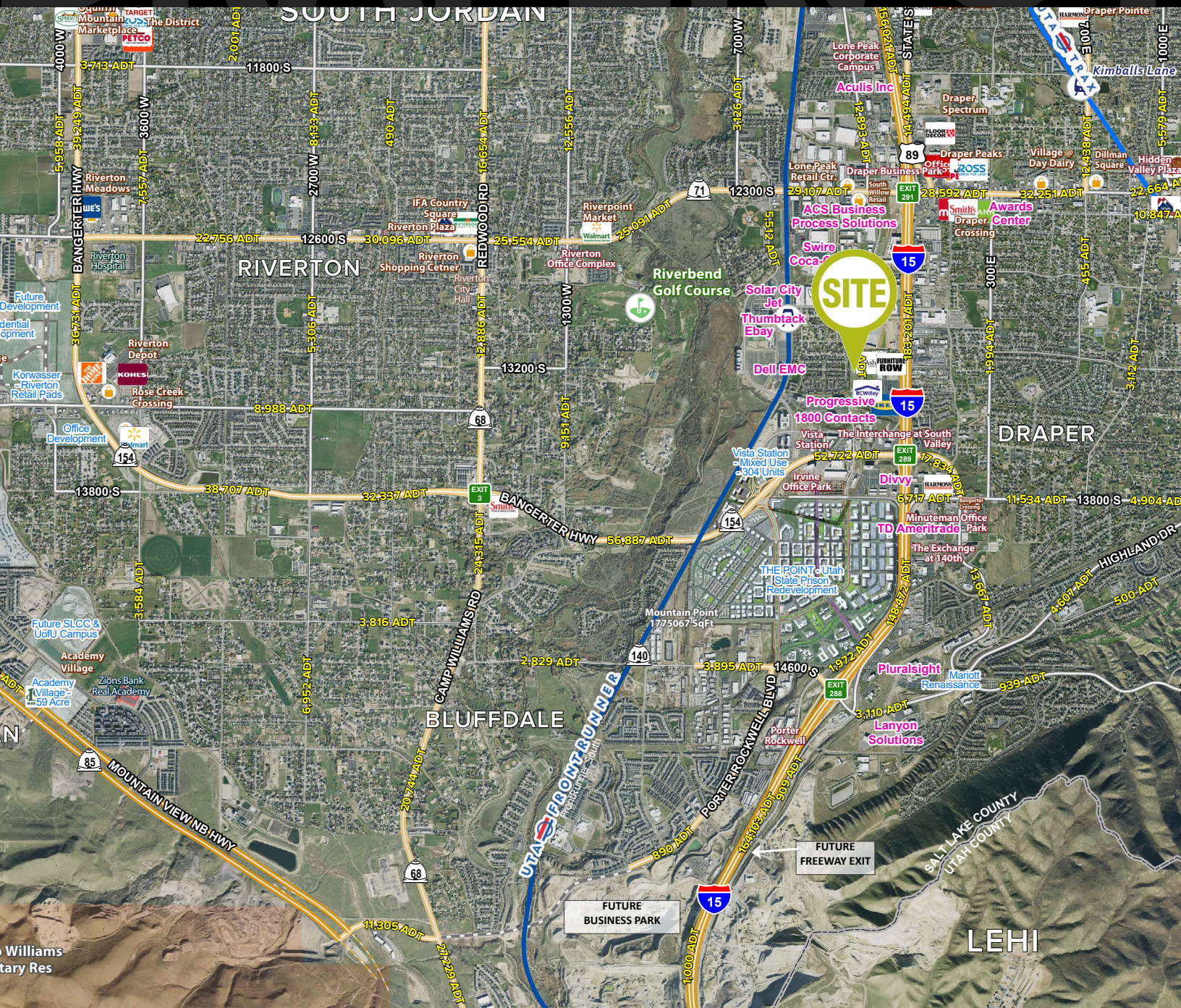
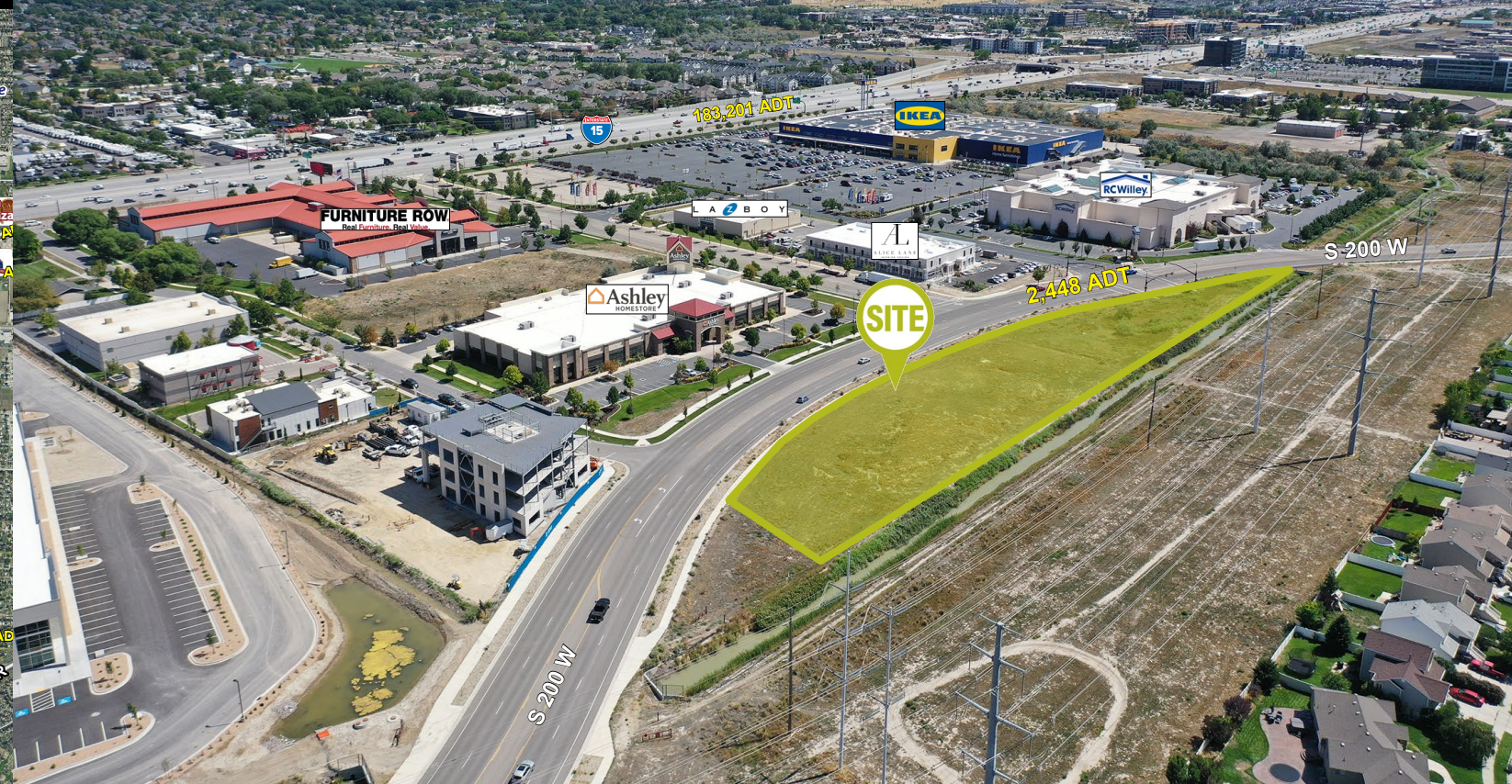


LOCATION



IKEA WAY RETAIL/OFFICE DEVELOPMENT

13186 South 135 West | Draper, UT



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 EST. POPULATION	85,741	193,724	730,273
2027 PROJECTED POPULATION	94,119	210,650	791,076
2022 EST. DAYTIME POPULATION	67,394	161,136	443,346
2022 EST. AVG HH INCOME	\$129,957	\$131,690	\$116,221
2022 EST. HOUSEHOLDS	25,757	58,818	226,093
2022 EST. BUSINESSES	3,502	8,158	23,908

TRAFFIC

200 WEST
2,448 VEHICLES PER DAY

BANGERTER HWY
52,722 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

HIGHLIGHTS

- FOR SALE, GROUND LEASE OR BUILD TO SUIT
- CALL FOR PRICING
- 2.33 ACRES
- 1,200 - 6,000 SF OR LARGER OPTIONS AVAILABLE
- DRIVE-THRU'S AVAILABLE
- SHADOW ANCHORED BY IKEA AND RC WILLEY
- 30' SIGNAGE
- VISIBLE FROM I-15/ GREAT I-15 ACCESS
- ZONED DC - DESTINATION COMMERCIAL

JACE BANKHEAD

801.787.8137 | jbankhead@legendllp.com

LEGEND
PARTNERS

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84115



KEYWAY RETAIL

