



FOR LEASE

4141 W 13400 S
Riverton, UT

± 0.91 Acres | LAND/RETAIL

Property Specs

GROUND LEASE	\$125,000 Annually
LOT SIZE	± 0.91 Acres
TYPE	Land Retail/Office
TAX ID	33-06-200-058-0000

- Strategic highway frontage maximizing signage and tenant visibility
- High-volume traffic on 13400 South delivers continuous customer exposure
- Pad-ready site—fully prepared for immediate development
- Ideal for QSR, drive-thru concepts, or other high-visibility retail users
- Ownership seeking long-term ground lease with qualified tenant



OR TEXT 23408 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS



AREA MAP



- Shops/Tenants
- Schools/Hospital
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,530	116,429	217,449
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,494	35,084	64,928
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$175,226	\$149,573	\$161,046

Traffic Counts

STREET	AADT
13400 S / Bangerter Hwy	32,000
2700 W / Bangerter Hwy	45,000

TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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