

FOR LEASE



12401 S 450 E #F2, DRAPER UT 84020

- 1,920 SF Available
- \$3,360/month MG - LL pays property taxes, tenant pays utilities
- Two story unit with kitchenette and private restroom
- Dedicated parking and visitor spaces
- Many retail and food amenities along 12300 South
- Quick access to I-15
- Easy commuting from Salt Lake and Utah Counties
- Ready for immediate delivery
- Nearby businesses:

SURROUNDING TENANTS



2025 DEMOS

EST. POPULATION

- 1 MILE » 9,699
- 3 MILE » 90,992
- 5 MILE » 219,277

EST. HOUSEHOLDS

- 1 MILE » 3,452
- 3 MILE » 29,099
- 5 MILE » 71,718

EST. AVERAGE HH INCOME

- 1 MILE » \$130,276
- 3 MILE » \$159,165
- 5 MILE » \$162,456

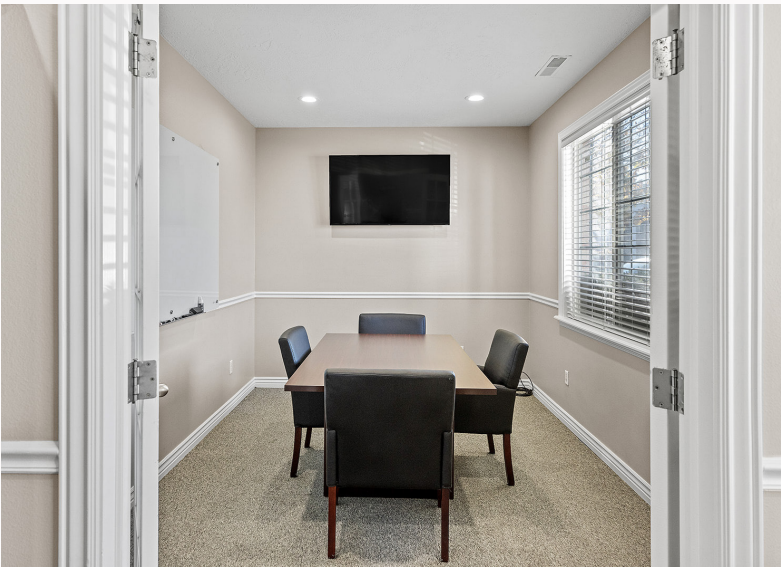


CASON ACOR

cason@summitutahcre.com
direct: 801.995.5184
office: 801.435.5005

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. box 970432 Orem, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.



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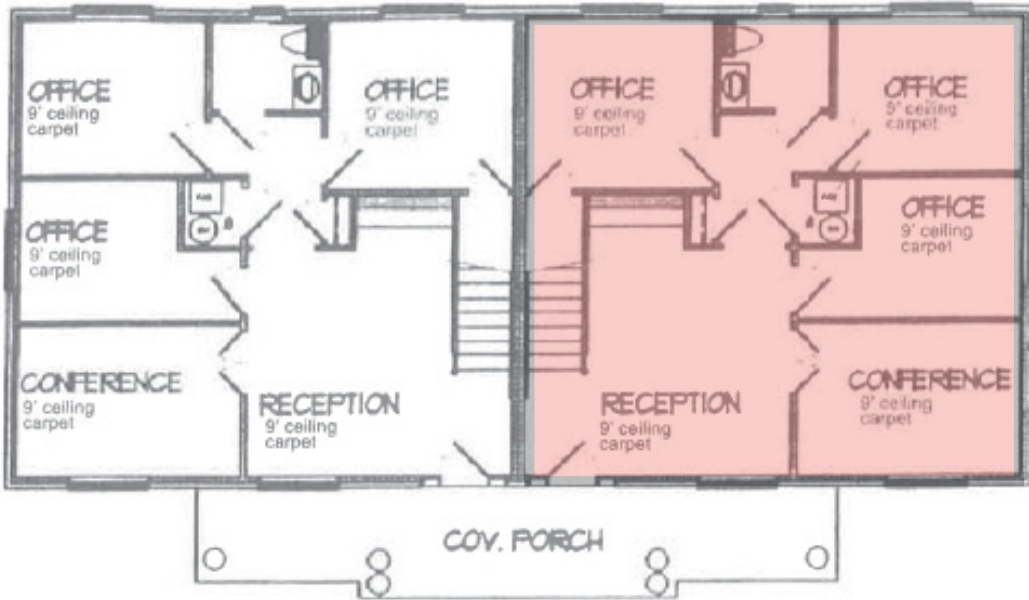
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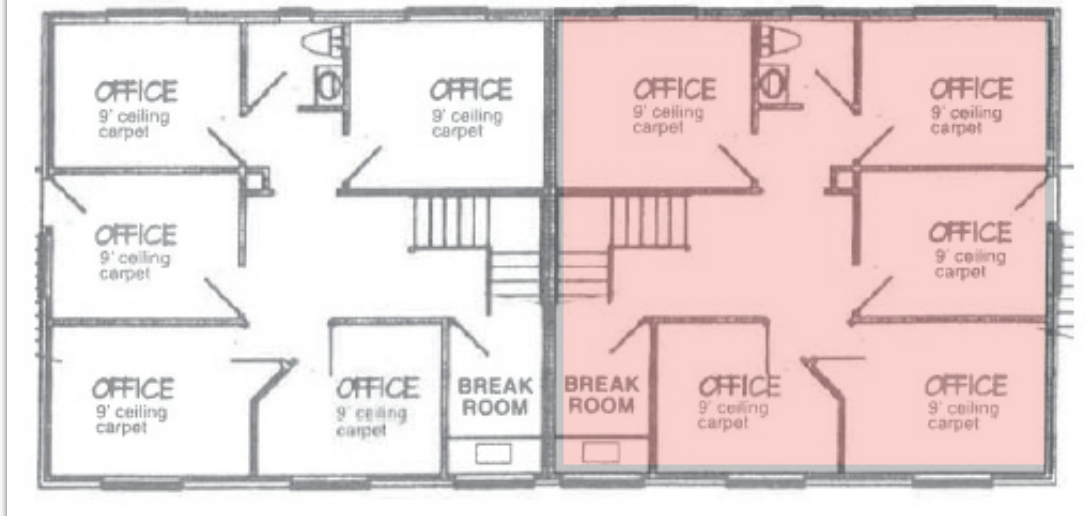
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FLOOR PLAN

Main Floor 960 SF



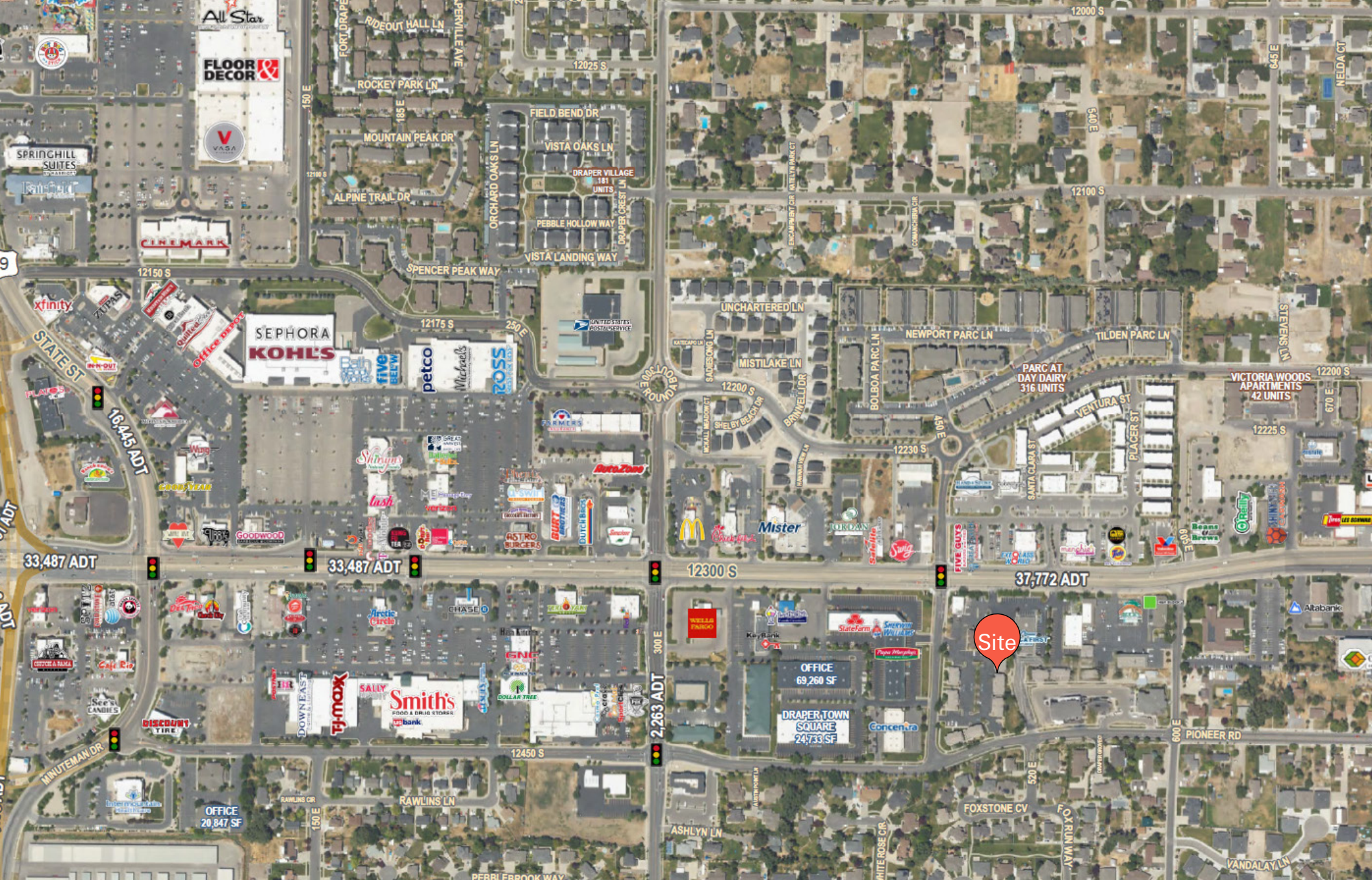
Second Floor 960 SF



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