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Property Information

506 East State Street #159 | For Lease



Property Highlights				
Lease Rate	\$32 PSF NNN			
Available SF	2,016 SF +/-			
Product Type	Retail Office End-Cap			
Zoning	GC-1 General Commercial			

- High traffic location along State Street
- 35,000 Average Daily Traffic
- Close proximity to the 500 East I-15 interchange

Demographics		1 Mile	3 Mile	5 Mile
	Population			
	2024 Estimated 2029 Projected	14,117 15,153	82,241 85,561	161,521 167,111
	Households			
	2024 Estimated 2029 Projected	5,001 5,624	25,158 27,081	46,679 49,814
(\$)	Income			
	2024 Median HHI 2024 Average HHI 2024 Per Capita	\$82,722 \$108,366 \$37,865	\$105,157 \$134,786 \$41,143	\$111,661 \$142,763 \$41,288
	Distance to Freeway			

Interstate 15 at 500 East 0.77 miles

Site Plan



159 South - 2,016 SF





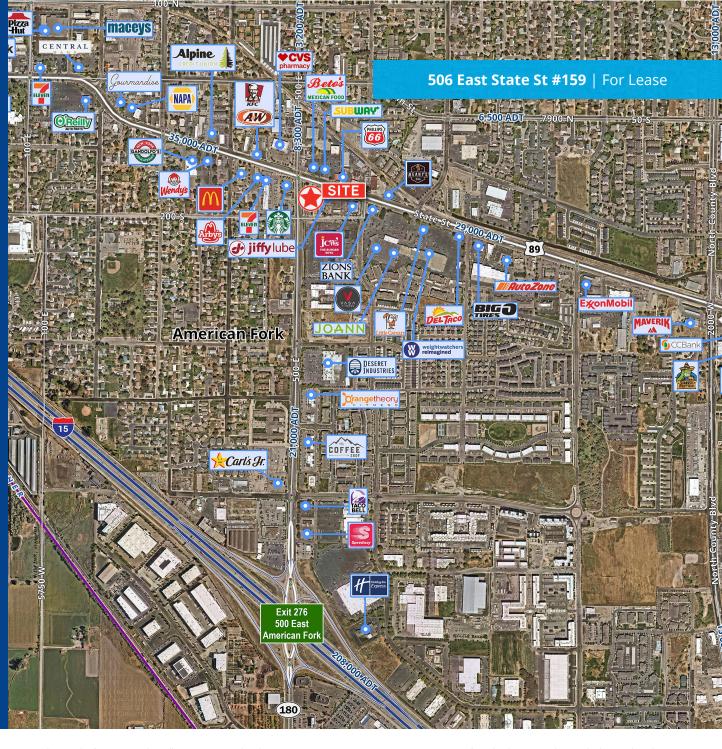
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