



LAKE PARK BUSINESS CENTER

4455 Lake Park Blvd, West Valley City, UT 84120

PROPERTY DESCRIPTION:

- Opportunity Zone Land
- Office / Manufacturing / Life Sciences / Warehouse and More Uses Permitted
- Up to 60% Warehouse
- Up to 60% Light Manufacturing
- Quick Access to Bangerter Highway, Mountain View Corridor Highway 201 & Salt Lake International Airport
- Located in the Scenic Lake Park Business Center

SALE PRICE:

\$7,100,000

**Property Details:
10.19 Acres**

SCOTT ROBERTS
801.414.4220
scott.roberts@iproperties.com

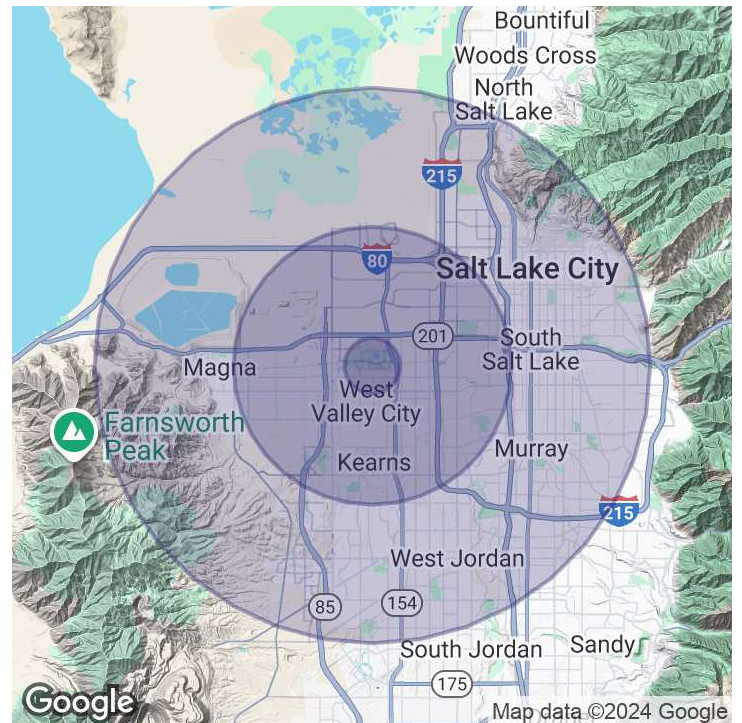
51 East 400 South Suite 210
Salt Lake City, UT 84111
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,752	233,144	740,819
Average Age	28.8	29.5	29.9
Average Age (Male)	29.1	29.4	29.4
Average Age (Female)	28.7	29.9	30.5

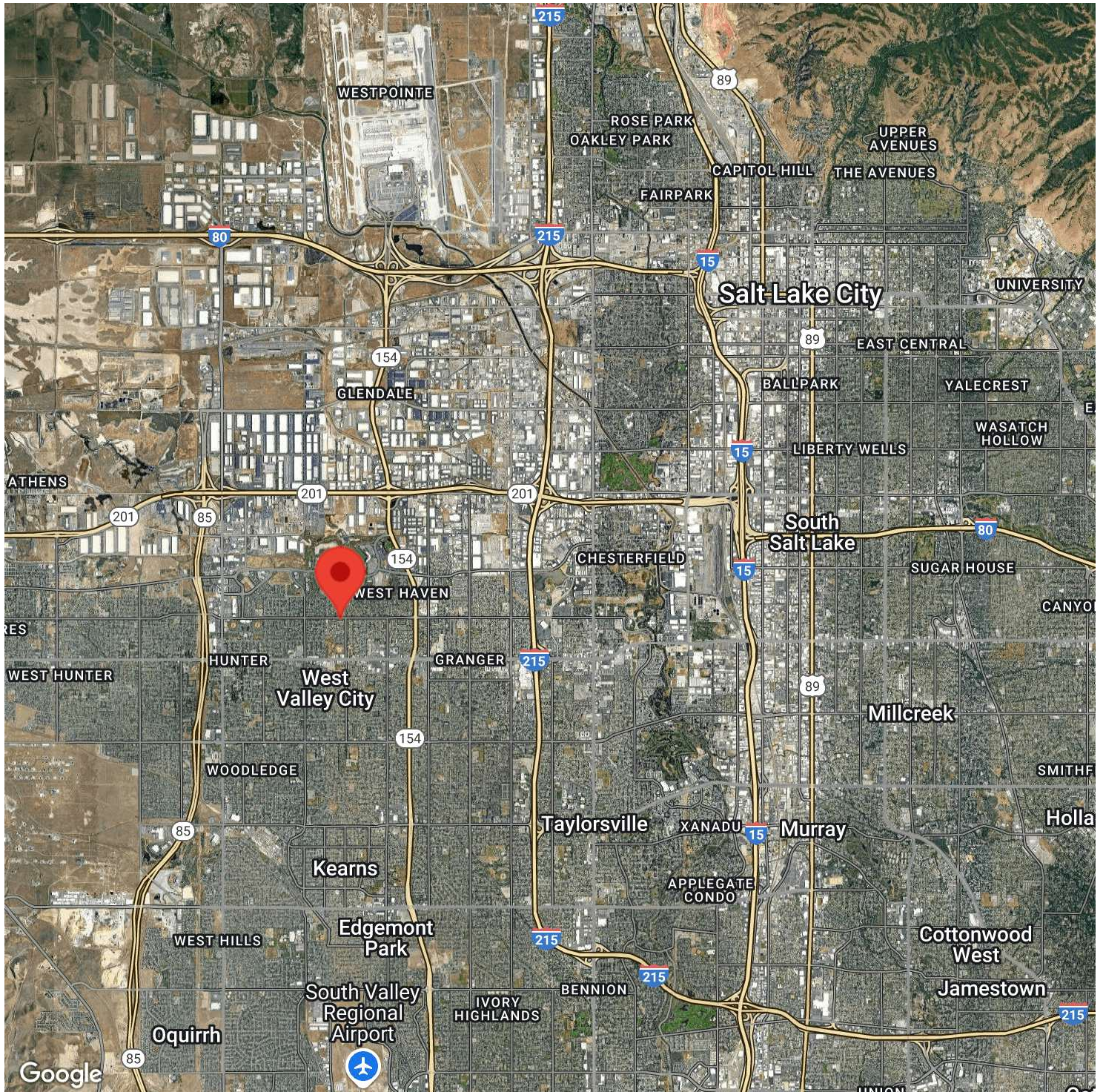
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,907	69,616	249,708
# of Persons per HH	3.5	3.3	3.0
Average HH Income	\$53,624	\$59,650	\$59,264
Average House Value	\$194,186	\$183,564	\$218,767

* Demographic data derived from 2020 ACS - US Census



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