

# HERRIMAN DRIVE-THRU END CAP

FOR SUBLEASE

SITE



## PROPERTY DETAILS

3492 WEST MARADONA DRIVE, UNIT #1  
HERRIMAN, UT 84096

- Drive-thru end-cap
- 1,600 SF
- New store – 2023 build
- Eight (8) years remaining on term with two 10-year options
- FF&E available but not included
- \$37/SF
- \$6 NNN
- 8% rent escalation every five years

## SURROUNDING TENANTS



## 2024 DEMOS

### EST. POPULATION

1 MILE » 4,057  
3 MILE » 50,911  
5 MILE » 150,085

### EST. HOUSEHOLDS

1 MILE » 1,213  
3 MILE » 14,623  
5 MILE » 43,753

### EST. AVERAGE HH INCOME

1 MILE » \$153,819  
3 MILE » \$157,093  
5 MILE » \$155,119

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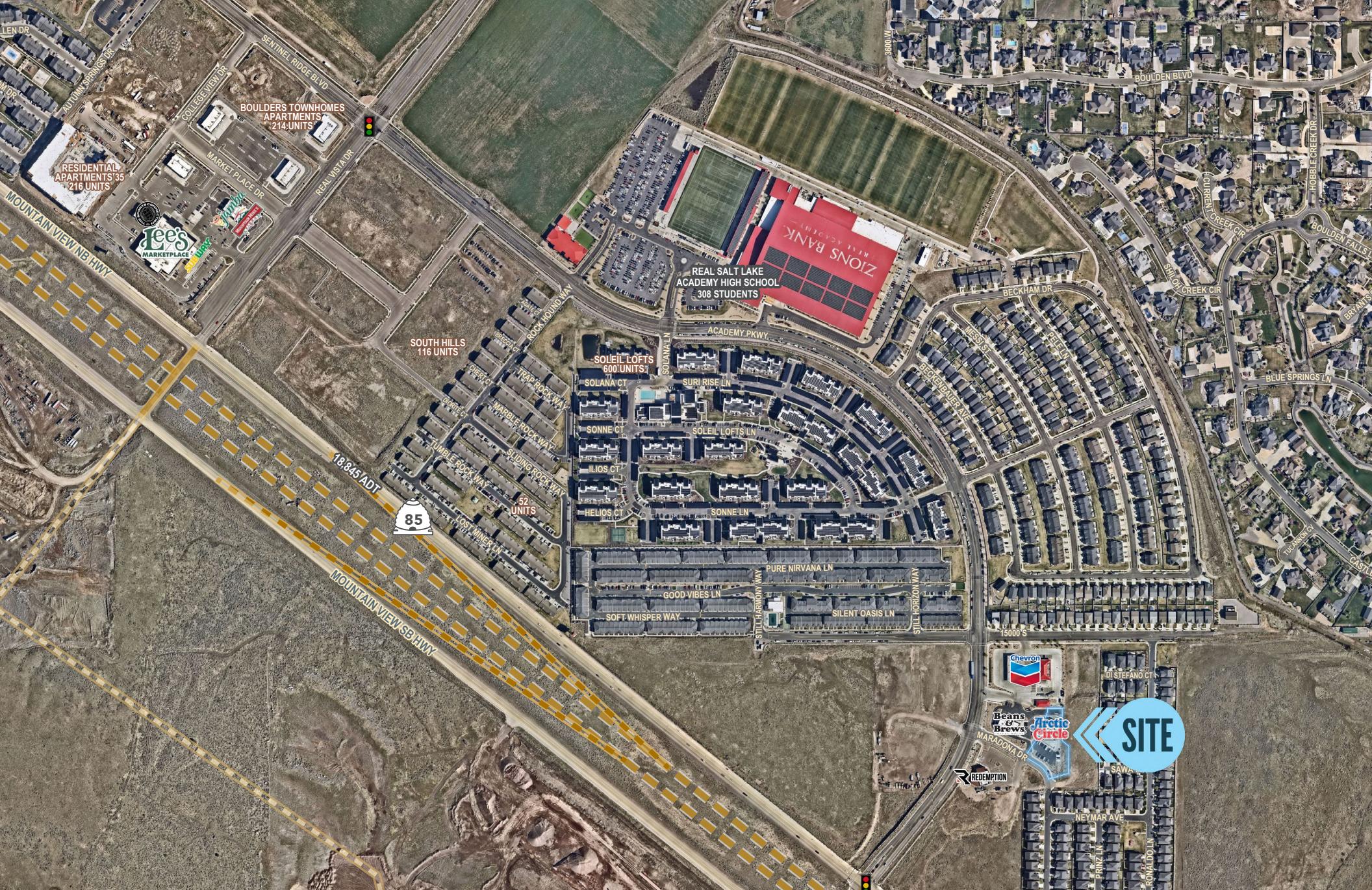


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