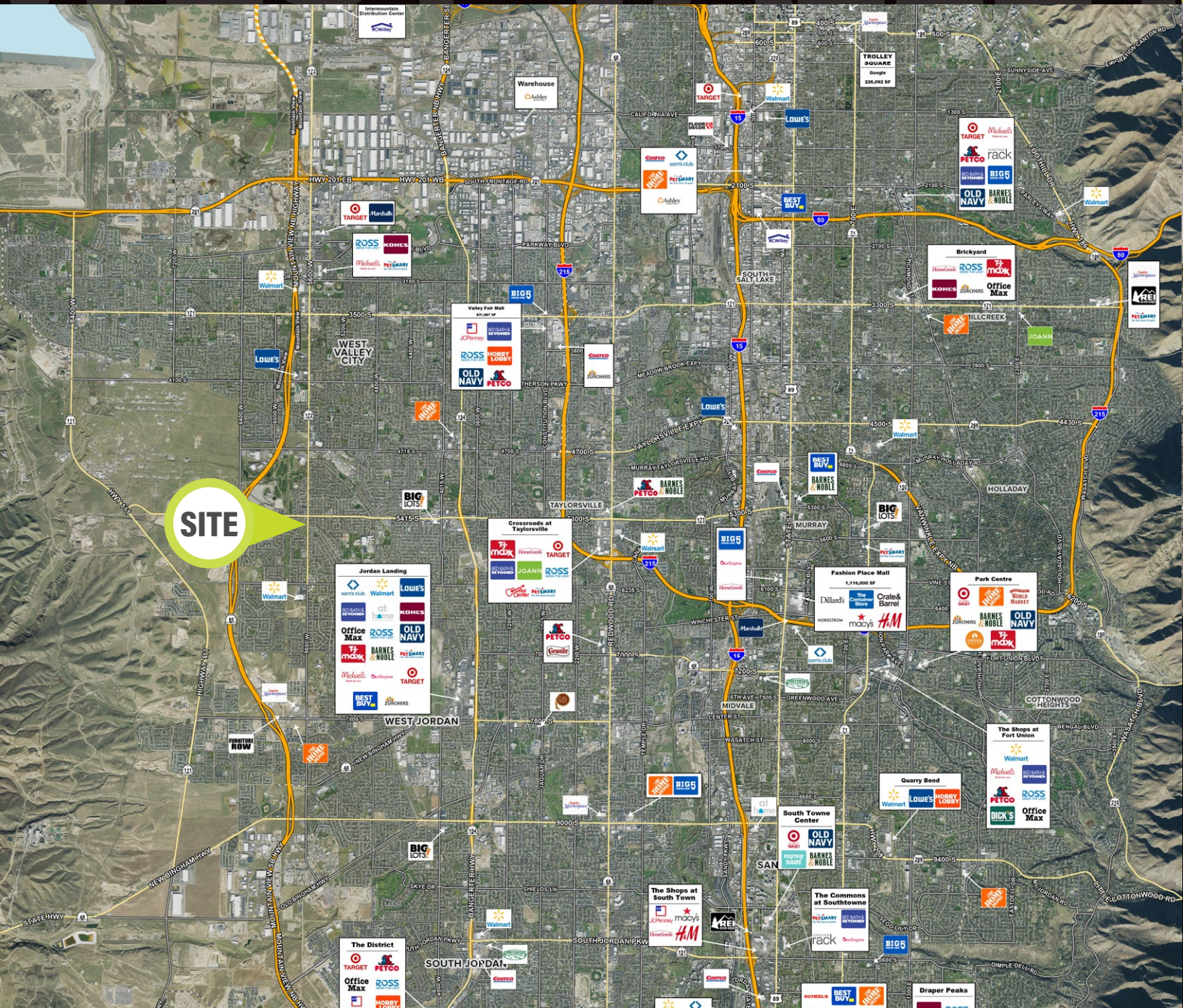


LOCATION



OLYMPIC CROSSING

5600 West 5400 South (SWC) • West Valley City, Utah

HIGHLIGHTS

- MULTI-TENANT RETAIL BUILDING FOR LEASE
- 1,350 SF AVAILABLE JULY 2024
- \$40 PSF NNN
- GREAT ACCESS OFF MOUNTAIN VIEW CORRIDOR
- STRONG PERFORMING FAST FOOD NEARBY

TANNER OLSON
801.930.6752 | tolson@legendllp.com

JOE MILLS
801.930.6755 | jmills@legendllp.com

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	19,140	132,864	316,027
2028 PROJECTED POPULATION	20,291	139,171	328,966
2023 EST. DAYTIME POPULATION	1,706	12,519	52,738
2023 EST. AVG HH INCOME	\$127,942	\$118,587	\$119,933
2023 EST. HOUSEHOLDS	4,904	37,370	92,768
2023 EST. BUSINESSES	145	1,476	5,293

TRAFFIC

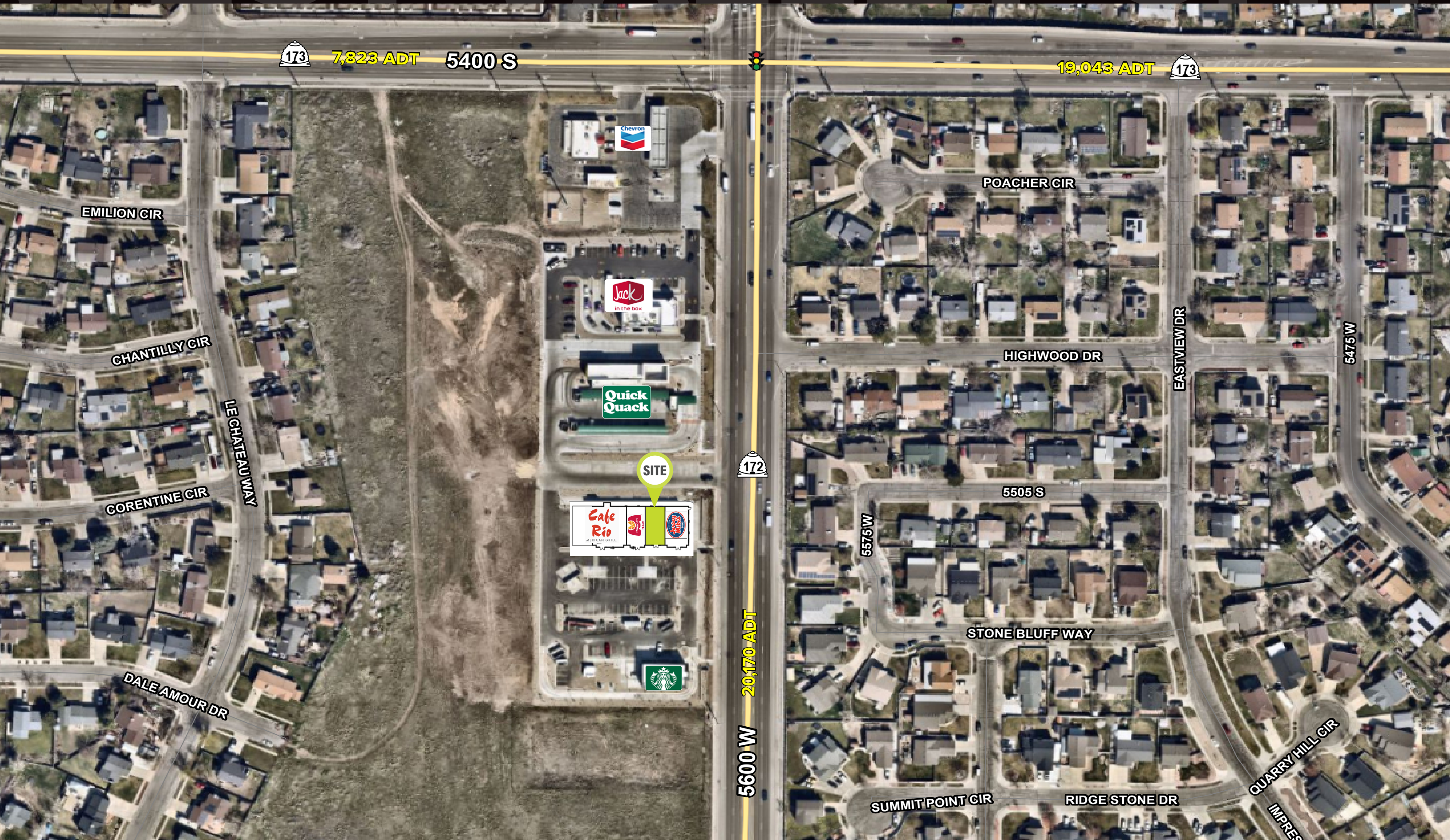
5600 W
20,170 VEHICLES PER DAY

5400 S
7,823 VEHICLES PER DAY



2180 S. 1300 E. #240 | Salt Lake City, UT 84115
801.930.6750 | www.legendllp.com

WEST VALLEY CITY



173 7,823 ADT 5400 S

19,043 ADT 173

172

5600 W 20,170 ADT

EMILION CIR

POACHER CIR

CHANTILLY CIR

HIGHWOOD DR

CORENTINE CIR

LE CHATEAU WAY

5505 S

DALE AMOUR DR

5575 W

STONE BLUFF WAY

EASTVIEW DR

5475 W

QUARRY HILL CIR

SUMMIT POINT CIR

RIDGE STONE DR

IMPRES

