

FOR SALE

# MIDVALE FLEX WITH YARD

7706 S LOCUST ST, MIDVALE, UT



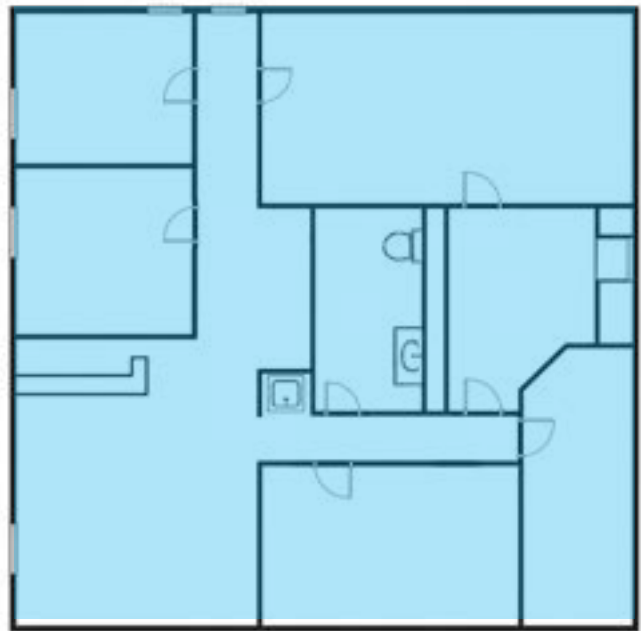
PURCHASE PRICE	\$1,450,000
TYPE	OWNER OCCUPY/INVESTMENT
ACRES	0.70 ACRES
SQFT	OFFICE: 4,200 SQFT WAREHOUSE: 2,000 SQFT
TAX ID	212:537:8009 212:537:8011 212:537:8012
ZONING	REGIONAL COMMERCIAL

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2020 POPULATION	59,338	356,099	1,015,003
2025 POPULATION	61,447	364,001	1,041,608
PROJECTED (2030)	63,178	373,243	1,068,952
<b>HOUSEHOLDS</b>			
2020 HOUSEHOLDS	22,134	128,496	341,595
2025 HOUSEHOLDS	22,875	131,094	350,019
PROJECTED (2030)	23,549	134,604	359,737
<b>HOUSEHOLD INCOME</b>			
AVG INCOME (2024)	\$99,693	\$118,620	\$125,637
MEDIAN INCOME (2024)	\$77,514	\$95,805	\$101,378





**MAIN FLOOR:**  
2,100 RSF



**BASEMENT:**  
2,100 RSF



