

RETAIL FOR LEASE

VALLEY WEST PLAZA

4090 West 5415 South | Kearns, Utah 84118

- UNDER NEW MANAGEMENT / OWNERSHIP
- BUILDING RENOVATIONS UNDERWAY

SITE

Property Highlights

- Available Sizes:
 - 1,473 SF (Former Bakery)
 - 1,770 SF
 - 2,000 SF (Former Smoke Shop)
 - 3,770 SF (Combined Spaces)
- Lease Rate: \$25 PSF
- NNNs: \$5.55 PSF
- Excellent Traffic Counts
- Easy Access to Bangerter Hwy



4015 WEST

4,500 ADT



BANGERTER HWY

5400 SOUTH
41,000 ADT



5415 SOUTH
28,000 ADT



HUNTER TODD

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801.930.6750

www.legendcommercial.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS

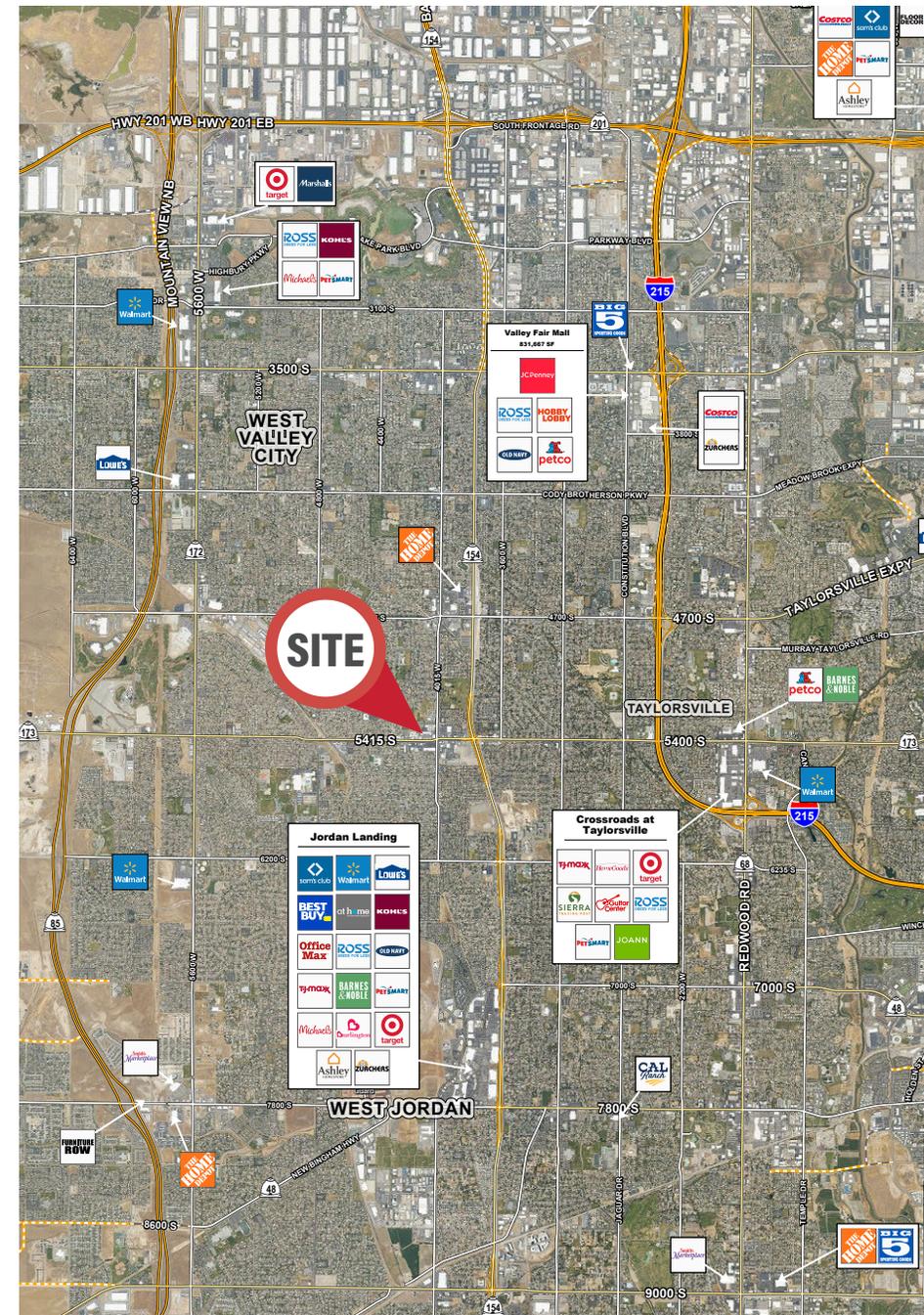


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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 19,511 | 160,119 | 359,885 |
| 2030 PROJECTED POPULATION | 18,260 | 148,960 | 340,947 |
| 2025 HOUSEHOLDS | 6,098 | 49,635 | 114,571 |
| 2025 AVG HH INCOME | \$114,965 | \$116,264 | \$114,579 |
| 2025 BUSINESSES | 320 | 2,996 | 10,188 |
| 2025 DAYTIME POPULATION | 2,657 | 26,252 | 120,180 |



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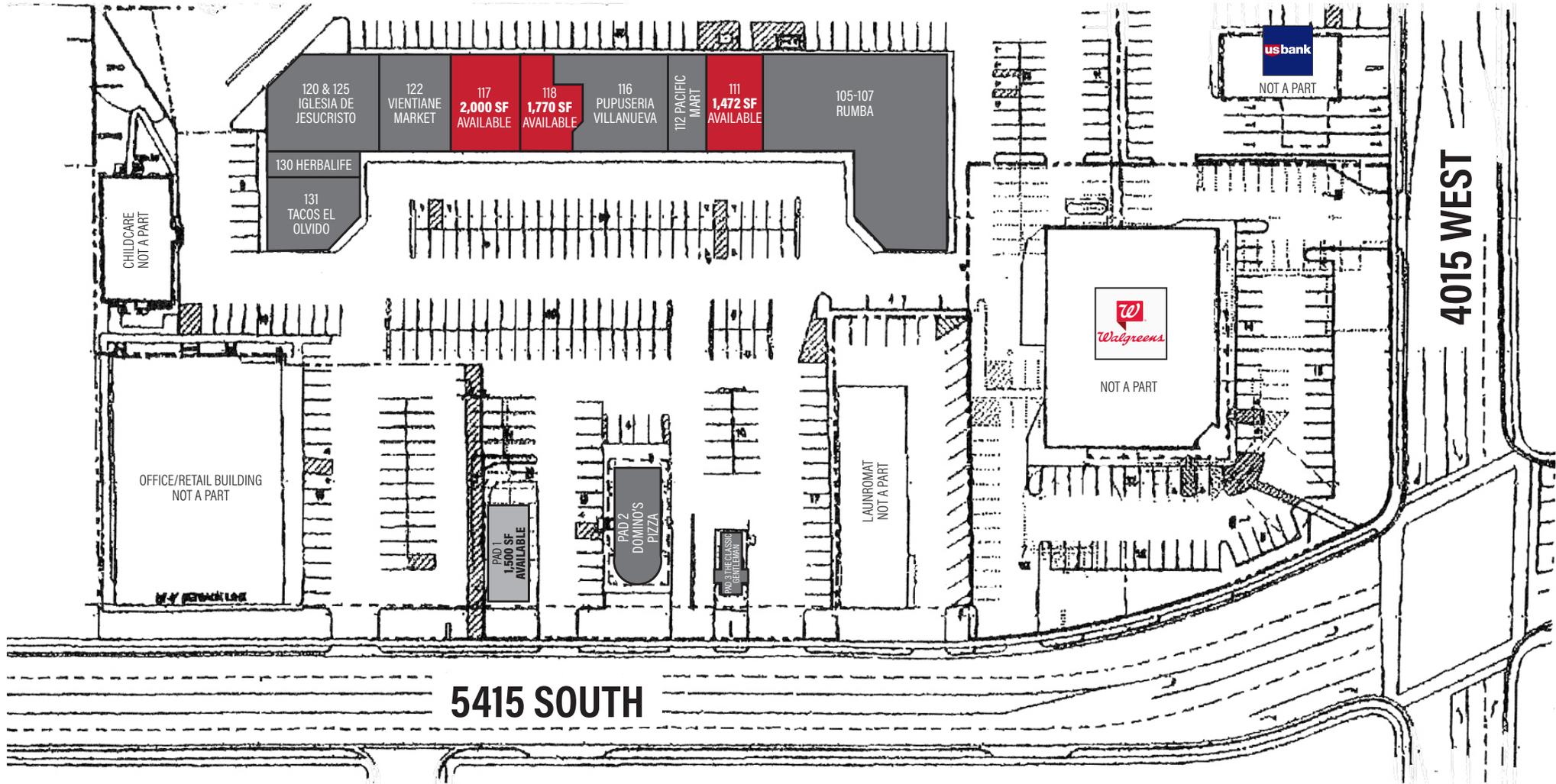
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