

FOR LEASE

FREESTANDING DRIVE-THRU

3556 South Lexes Way | Magna, Utah 84044

SITE

Walmart
Neighborhood Market

Arby's

Cafe Rio
MEXICAN GRILL

Swig

CHIPOTLE
MEXICAN GRILL

verizon

TACO BELL

ZIONS BANK

MOUNTAIN AMERICA
FINANCIAL SERVICES

Arctic Circle

WELLS FARGO

Little Caesars

AT&T

JOHN J. HANCOCK

8400 WEST 16,000 ADT

3500 SOUTH 18,000 ADT

Property Highlights

- 616 SF standalone drive-thru For Lease (0.59 Acres)
- Built 2024
- Contact Agent For Rates
- Absolute NNN Lease Structure
- Walmart Anchored

DAN ENGLE
541.944.1633

dengle@legendcommercial.com

801.930.6750

www.legendcommercial.com

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

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
COMMERCIAL

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

FREESTANDING DRIVE-THRU

3556 South Lexes Way | Magna, Utah 84044

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	18,438	52,853	104,102
2025 HOUSEHOLDS	5,558	15,319	29,593
2025 AVG HH INCOME	\$113,571	\$118,885	\$120,687
2025 BUSINESSES	215	574	1,526
2025 DAYTIME POPULATION	2,058	6,707	20,925



DAN ENGLE
541.944.1633

dengle@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



FREESTANDING DRIVE-THRU

3556 South Lexes Way | Magna, Utah 84044



DAN ENGLE
541.944.1633

dengle@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS

