



MEDICAL/GENERAL OFFICE FOR SALE OR LEASE

4252 SOUTH HIGHLAND DRIVE, MILLCREEK, UTAH 84124



PROPERTY INFORMATION

- SUITE 200: 12,732 RSF ENTIRE SECOND LEVEL
- AMPLE PARKING WITH (11) UNDERGROUND PARKING SPACES INCLUDED
- ADDITIONAL BASEMENT STORAGE INCLUDED
- YEAR BUILT: 2001
- SIGNAGE AVAILABLE
- HIGHLAND DRIVE FRONTAGE
- GREAT CENTRAL VALLEY LOCATION IN MILLCREEK

DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
POPULATION	11,756	44,798	125,999
HOUSEHOLDS	3,766	14,169	42,612
AVG HOUSEHOLD INCOME	\$81,164	\$84,894	\$77,872

TRAFFIC COUNTS

HIGHLAND DRIVE : 23,000 ANNUAL AVERAGE DAILY TRAFFIC
 4500 SOUTH : 21,000 ANNUAL AVERAGE DAILY TRAFFIC

PURCHASE PRICE: \$3,850,000.00 | LEASE RATE: \$24.00/SF NNN

WEST HARADIN

801.617.1700

CRYSTAL JOHNSON

west.haradin@crcnationwide.com

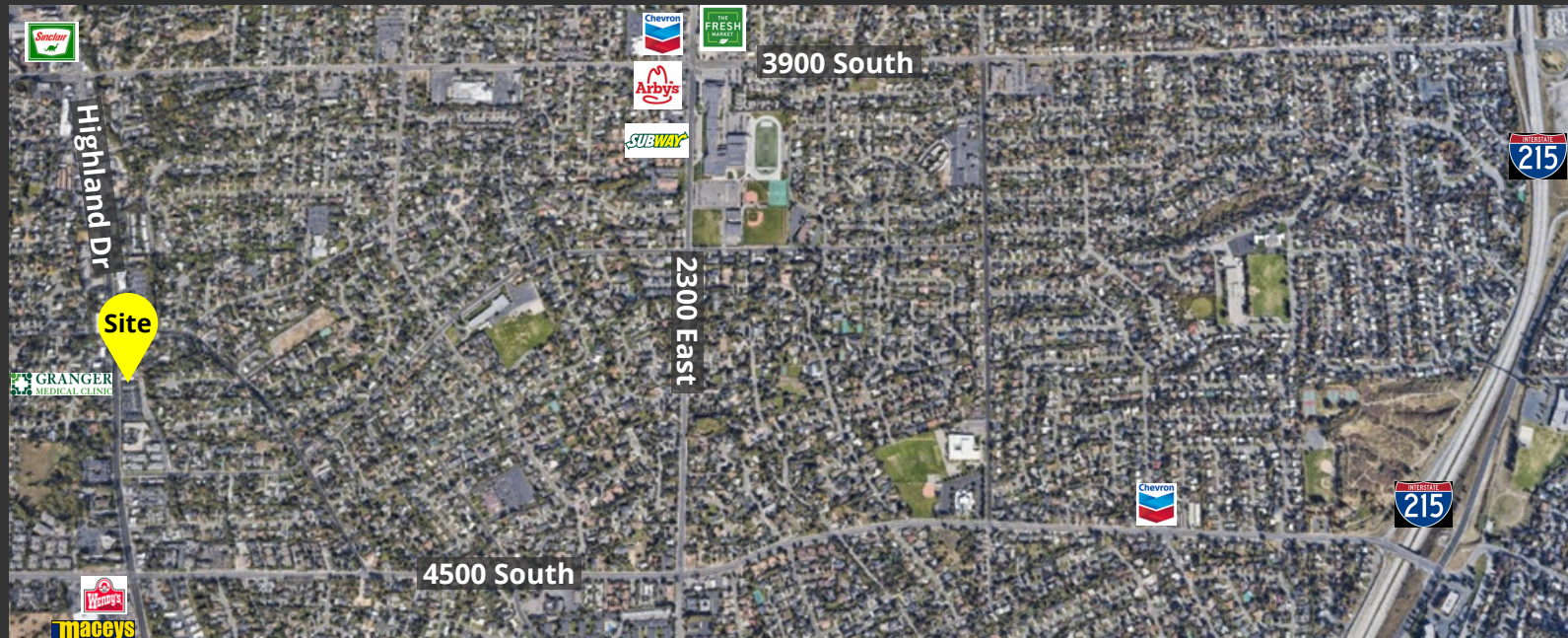
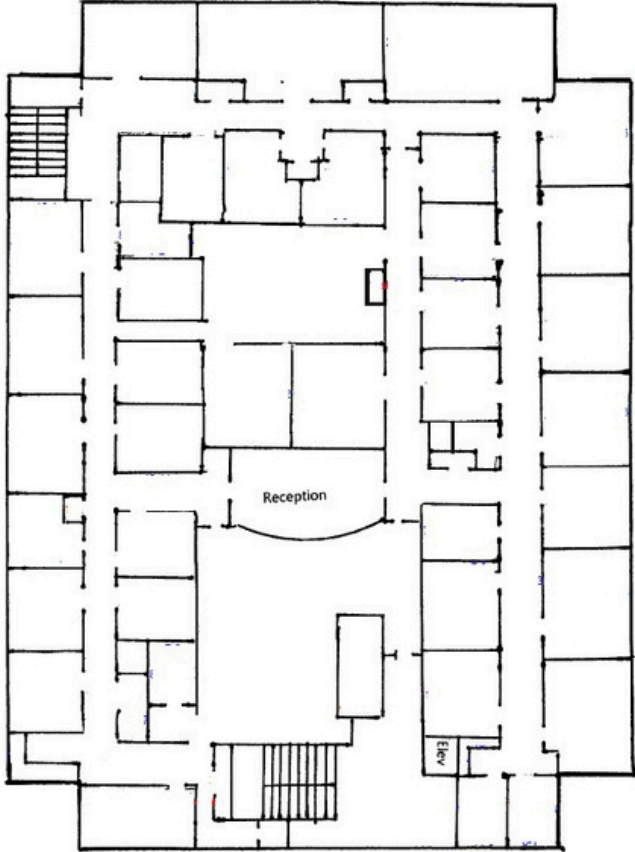
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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