

2163 EAST 3300 SOUTH

Salt Lake City, UT 84019

RETAIL/OFFICE SPACE IN MILLCREEK FOR LEASE

PRICE REDUCED!



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MAIN 3,924 SF
BASEMENT 2,400 SF
TOTAL 1,100 SF - 6,364 SF

LEASE RATE

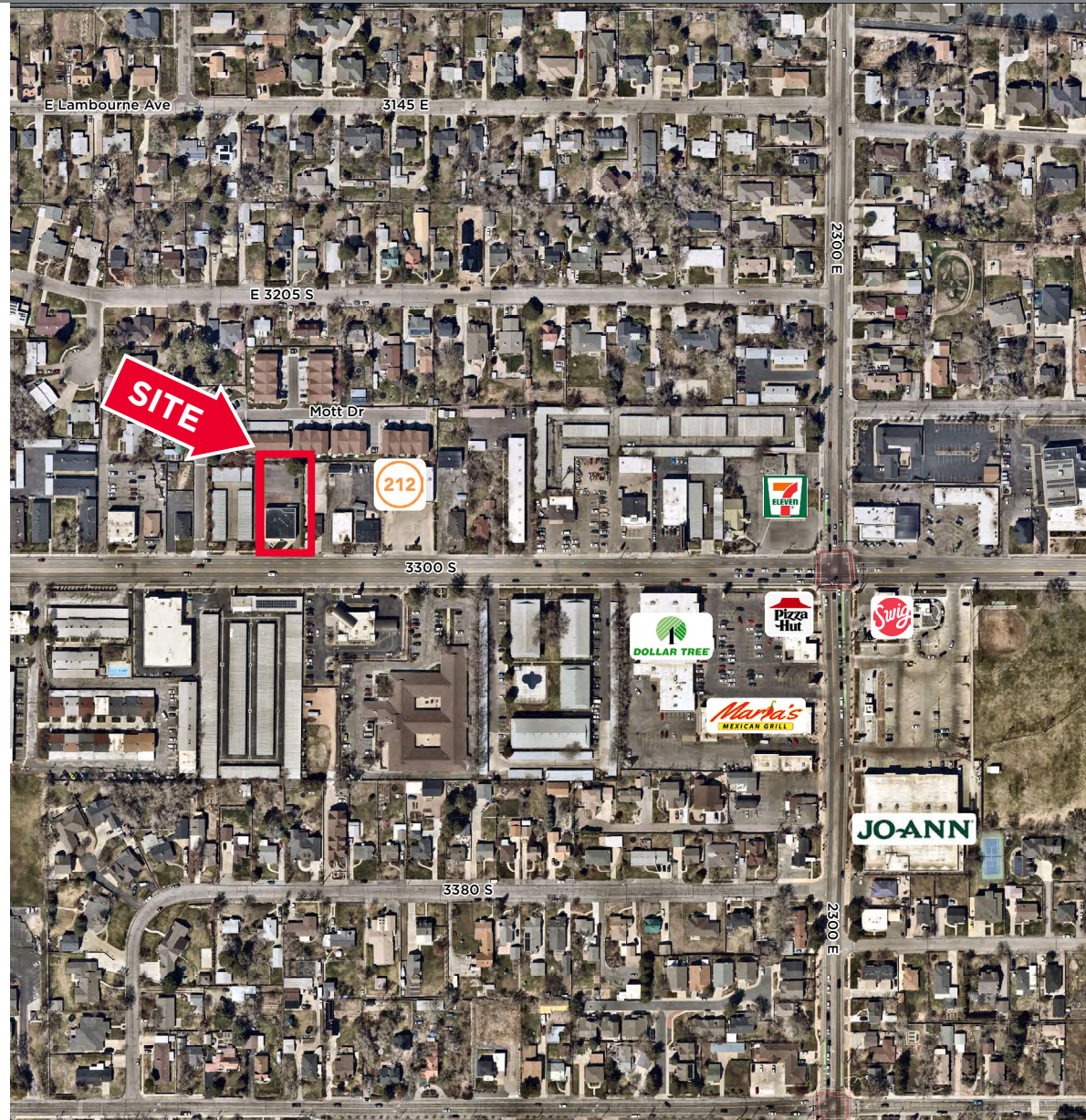
MAIN LEVEL: ~~\$28.00 PSF/NNN~~ **\$24.00 PSF/MG**

BASEMENT: ~~\$18.00 PSF/NNN~~ **\$13.00 PSF/MG**

COMMENTS

- Freestanding building with ample parking
- Situated along the bustling 3300 South corridor, this high-traffic area ensures maximum visibility and convenient access
- Surrounded by a dynamic mix of retail, dining, and professional services, this location is just minutes from I-215, providing seamless connectivity to the greater Salt Lake Valley
- Excellent use for pilates, yoga, kickboxing studio, etc.

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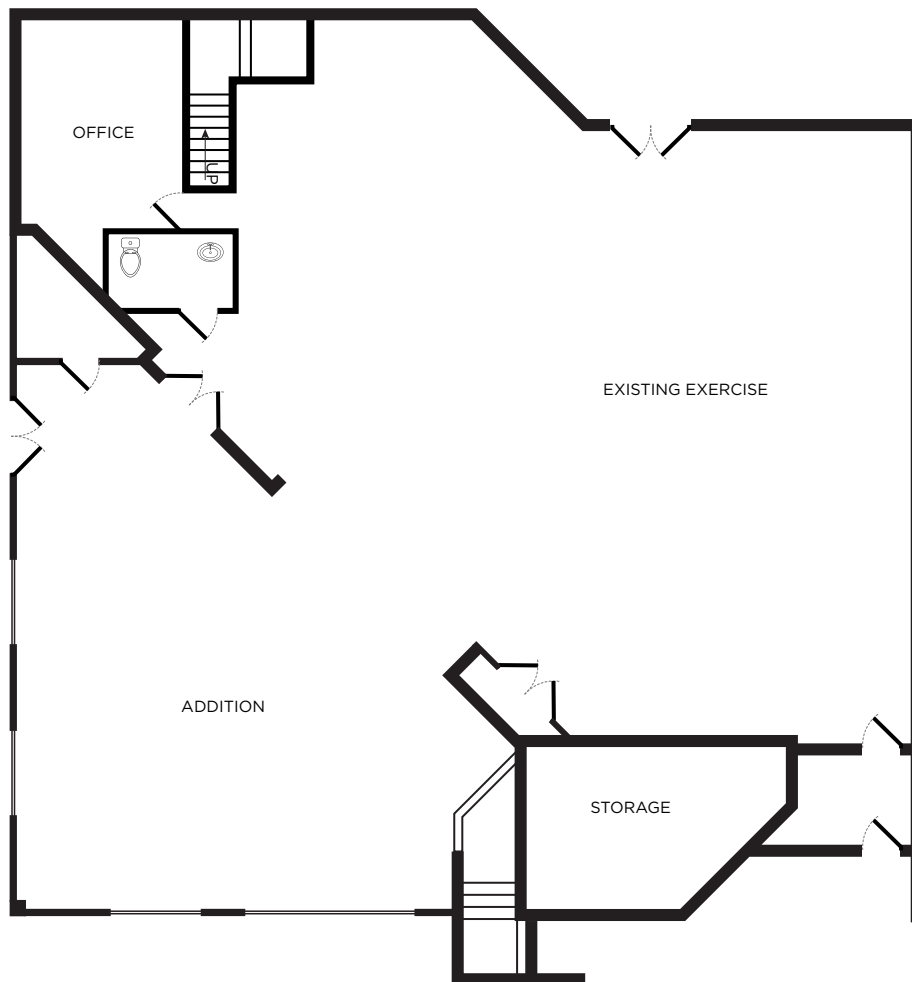


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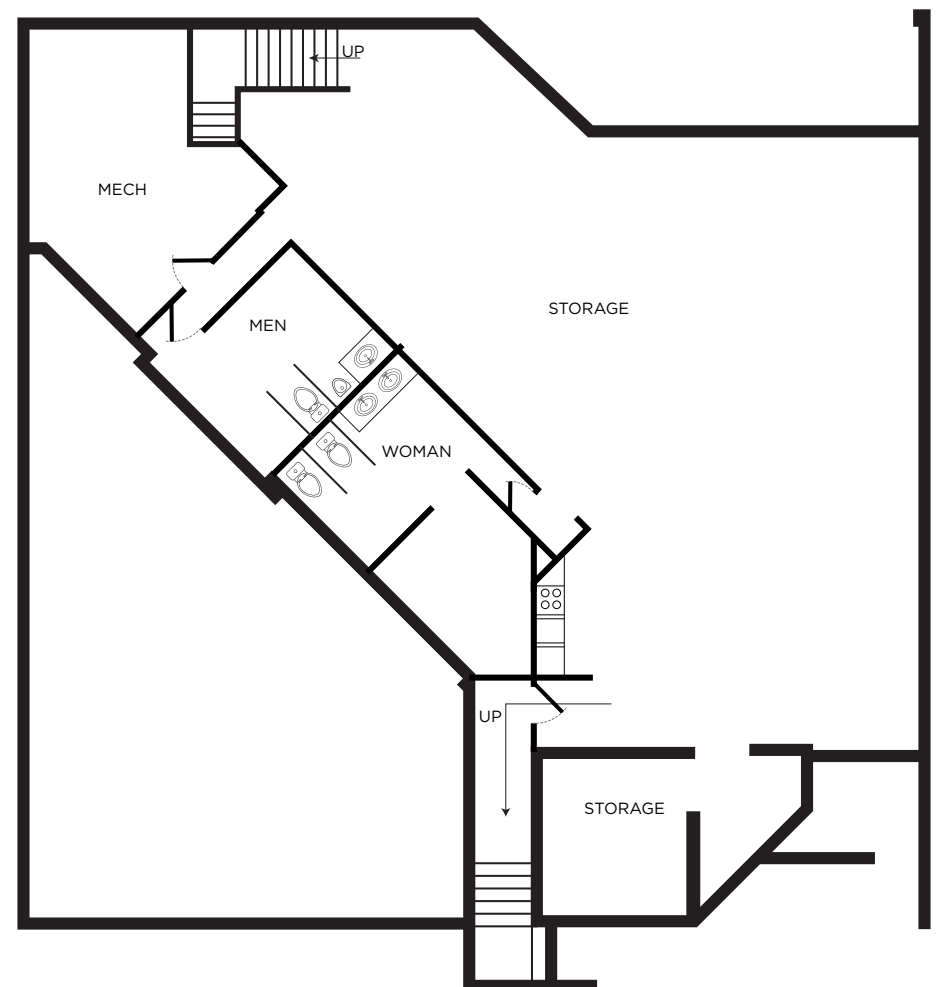
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MAIN LEVEL FLOOR PLAN



BASEMENT FLOOR PLAN



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NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



AVERAGE
HOUSEHOLD INCOME

1 Mile	3,193	\$128,572	\$148,499
3 Miles	33,428	\$74,001	\$145,899
5 Miles	101,614	\$95,688	\$120,708

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