

MILLCREEK RETAIL/WAREHOUSE FOR LEASE

3957 South Main Street, Salt Lake City, Utah 84107

**APPROVED FOR AUTO DEALERSHIP/AUTO SHOP
RATE REDUCTION!**



PROPERTY INFORMATION

- 5,144 SF Total for (2) Buildings
Divisible to 3,570 SF Warehouse Bldg
- 1,574 SF Office/Retail Building
Includes: Service Reception Area, (4) Offices, Storage Area, (1) Restroom
- 3,570 SF Warehouse Building
Includes: (1) 10' x 12' GL Door,
(3) Bays, Paint Booth & Auto Body Lift
- Site Size: 0.47 Acres
- Fully Fenced Yard
- Zoning: M-1 (Light Industrial)
- Main Street Frontage
- Signage Available
- Easy Access to I-15

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,402	147,315	391,130
Households	8,647	59,893	150,344
Avg. Household Income	\$70,857	\$81,647	\$93,694

TRAFFIC COUNTS

3900 South: 34,342 Annual Average Daily Traffic
State Street: 32,600 Annual Average Daily Traffic

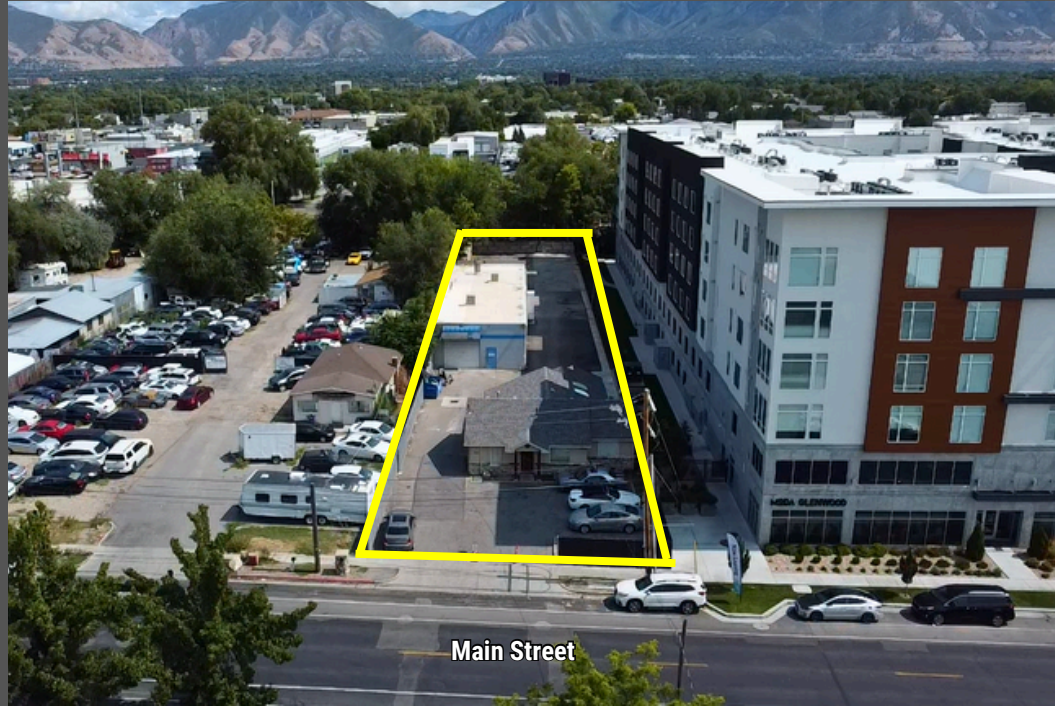
LEASE RATE REDUCED!

BOTH BUILDINGS: \$9,950.00/MONTH NNN
WAREHOUSE: \$6,500.00/MONTH NNN



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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 information while not guaranteed, was obtained from sources we believe to be reliable.

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