

FOR SALE // FOR LEASE

2714 S 300 W

Salt Lake City, UT 84115



Property Description

This is a great opportunity to acquire a owner occupied or investment building. Incredible location with a drive through on a hard signaled corner. This area, particularly on 300 W, is a growth location with a lot of continued development and redevelopment. This location services newly constructed multi family buildings to numerous mixed use businesses.



Offering Highlights

- + Hard corner drive thru
- + Offered at \$2,250,000
- + Lease price: \$35/ft NNN
- + Estimated cap rate: 5%
- + 3,250 SQ FT
- + 0.82 acre lot
- + Just off I-80 and I-15
- + Minutes to downtown Salt Lake City and new SLC International Airport



Demographics

	1 Miles	3 Miles	5 Miles
Population			
Est. Total (2023)	19,068	155,547	389,787
Projected (2028)	19,882	160,726	407,043
Households			
Est. Total (2023)	8,263	65,498	160,050
Projected (2028)	8,726	69,085	170,959
Household Income			
Median Income (2023)	\$57,393	\$66,609	\$67,099
Avg. Income (2023)	\$77,240	\$94,755	\$99,454

Source: ESRI forecasts for 2023 and 2028.



Contact

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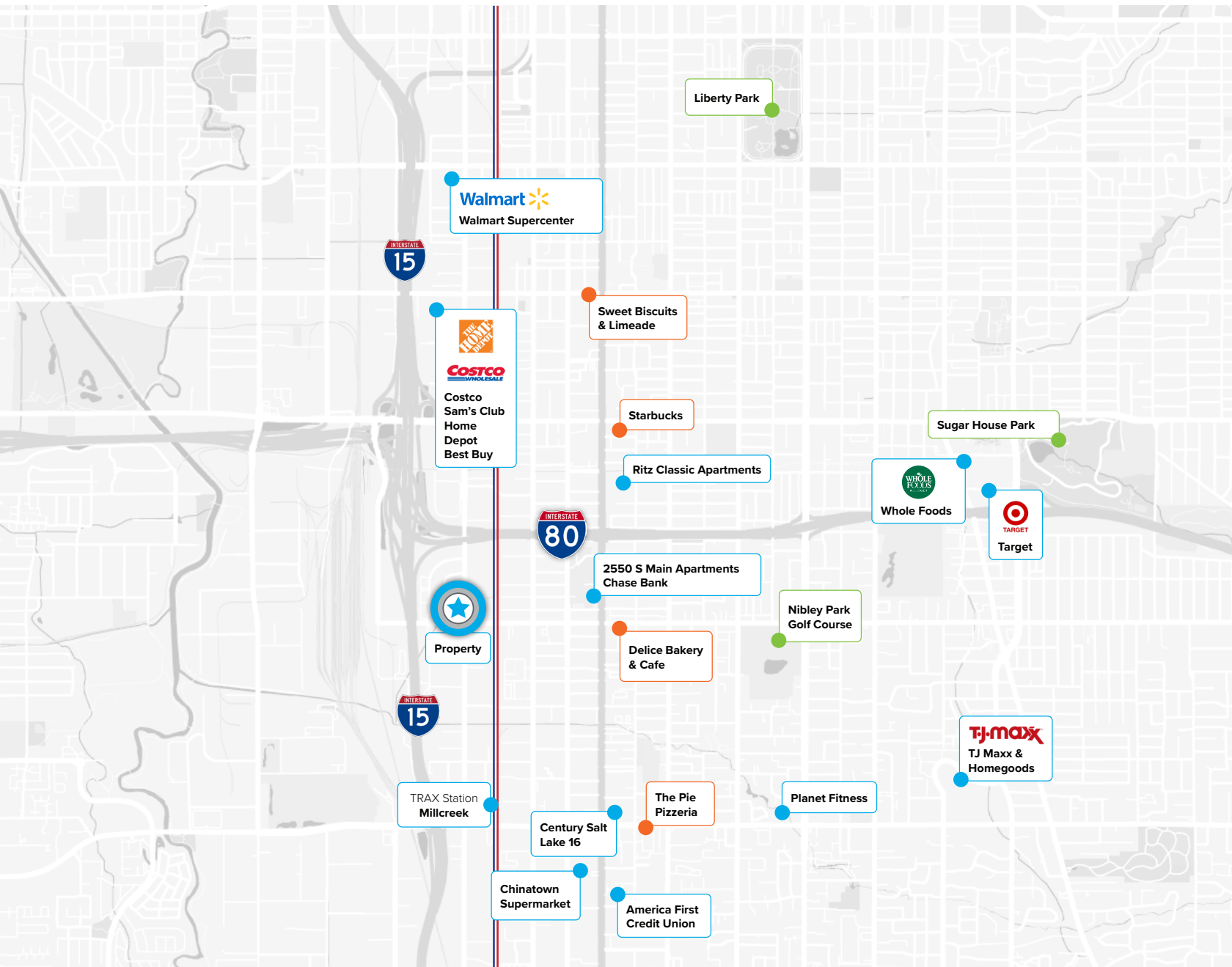
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Nearby Amenities



801 815 4663 // 1240 E 2100 S, Suite 600, Salt Lake City, UT 84106 // www.wincre.com

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