

# FOR SALE OR GROUND LEASE



## PROPERTY DETAILS

6186 W. Prairie View Dr., Taylorsville, UT 84129

- Asking purchase price: ~~\$800,000~~ \$650,000
- Asking ground lease rate: ~~\$80,000/year~~ \$65,000/year
- 0.37 acres raw land
- Directly next to the on/off ramps for Bangerter Highway
- Great visibility
- Full access
- High traffic counts
  - » 6200 South: 27,025 ADT
  - » Bangerter Highway: 68,436 ADT
- Contact listing agent for pricing

## 2025 DEMOS



### EST. POPULATION

1 MILE » **21,616**  
3 MILE » **152,943**  
5 MILE » **373,558**



### EST. HOUSEHOLDS

1 MILE » **6,933**  
3 MILE » **47,742**  
5 MILE » **119,820**



### EST. AVERAGE HH INCOME

1 MILE » **\$121,282**  
3 MILE » **\$118,604**  
5 MILE » **\$117,487**

# NEWMARK



# MOUNTAIN WEST

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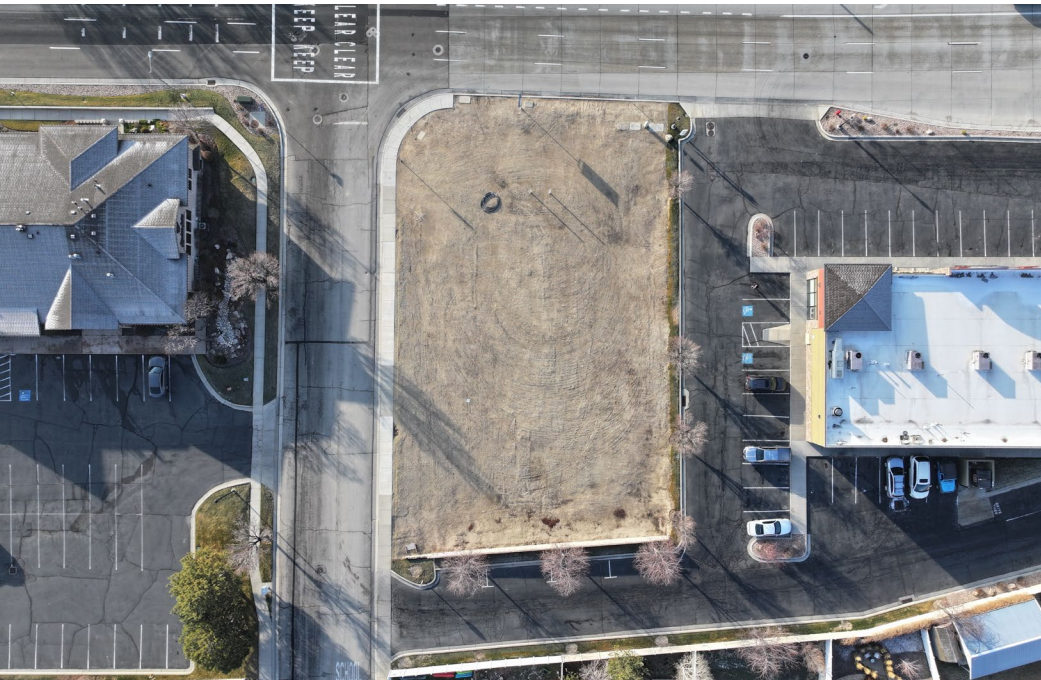
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