

LAND FOR SALE

LARSEN LANE

~335 East Larsen Ln | Harrisville, Utah 84404



WASHINGTON BLVD 27,000 ADT

WALL AVE 14,000 ADT



LARSEN LN 11,000 ADT



Property Highlights

- Size: 2.98 Acres Total (3 Parcels)
- Sale Price: \$10 PSF
- Frontage on Larsen Lane & Washington Blvd
- Zoning
 - Parcel #110270123 (2.58 Acres): CP-2 (Planned Community Commercial Zone)
 - Parcels # 110270066 & 110270068: RE-15 (Residential Estate Zone)

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PARTNER **XTEAM**
RETAIL ADVISORS

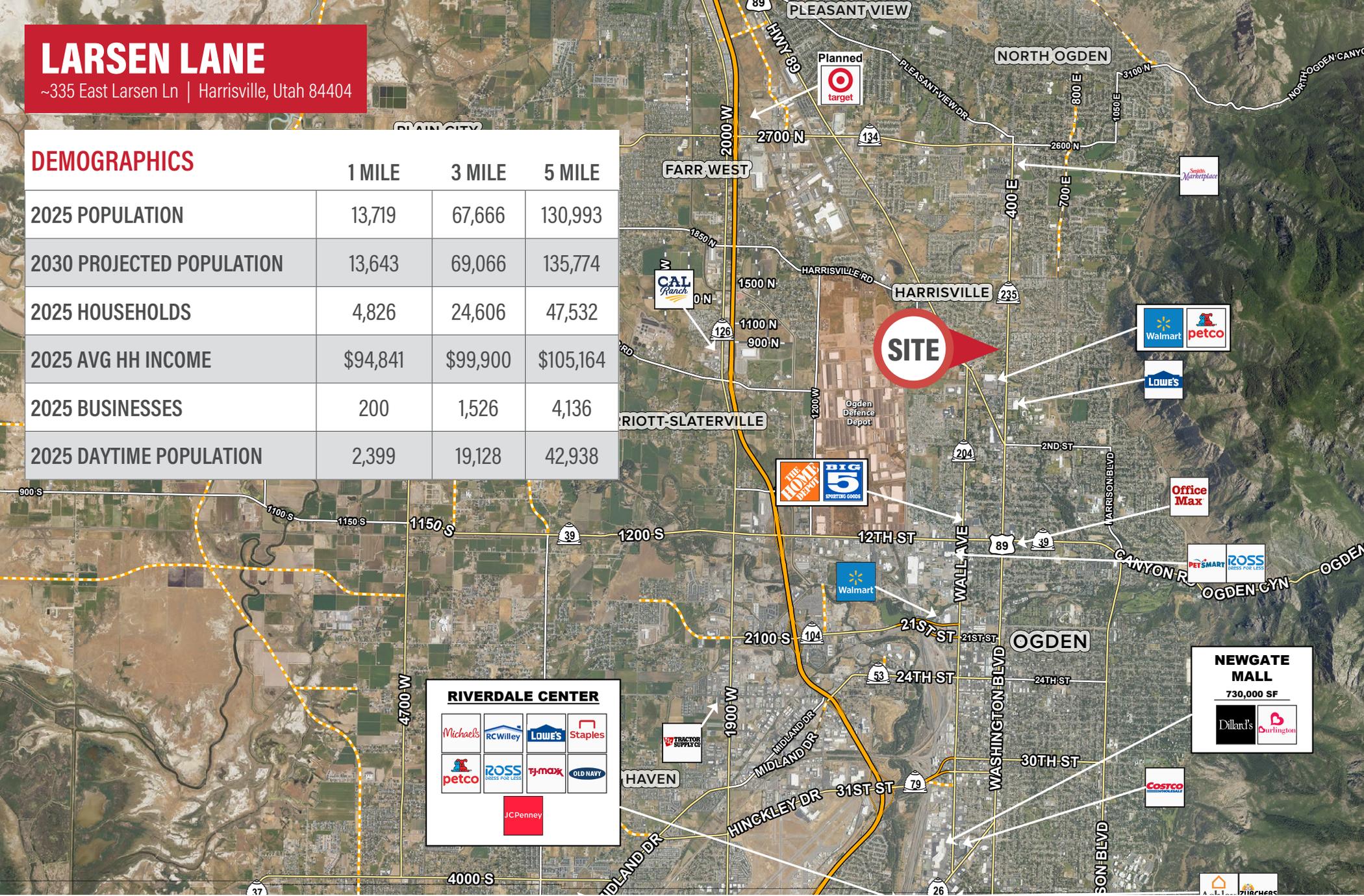


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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|----------|----------|-----------|
| 2025 POPULATION | 13,719 | 67,666 | 130,993 |
| 2030 PROJECTED POPULATION | 13,643 | 69,066 | 135,774 |
| 2025 HOUSEHOLDS | 4,826 | 24,606 | 47,532 |
| 2025 AVG HH INCOME | \$94,841 | \$99,900 | \$105,164 |
| 2025 BUSINESSES | 200 | 1,526 | 4,136 |
| 2025 DAYTIME POPULATION | 2,399 | 19,128 | 42,938 |



RIVERDALE CENTER

- Michaels
- RC Willey
- Lowes
- Staples
- Petco
- ROSS (DRESS FOR LESS)
- ty-max
- OLD NAVY
- JCPenney

NEWGATE MALL
730,000 SF

- Dillard's
- Qurlington

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PARCEL #110270068
0.37 ACRES

PARCEL #110270123
2.58 ACRES

PARCEL #110270066
0.03 ACRES

Exxon

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