

ROY MEDICAL

FOR LEASE



PROPERTY DETAILS

5682 S. 3500 W., Roy, UT 84067

Lease Rate: \$25.00/SF NNN

- 2,300 RSF available (shell condition)
- Tenant improvement allowance available
- Eyebrow and monument signage available
- Ample parking
- Excellent medical co-tenancy: Utah Cardiology, Wee Care Pediatrics, Oral Health Integrations, Tanner Clinic and Common Spirit
- \$7.50/SF NNN fees

2025 DEMOS



EST. POPULATION

1 MILE » **13,837**
3 MILE » **91,042**
5 MILE » **163,154**



EST. HOUSEHOLDS

1 MILE » **4,467**
3 MILE » **30,047**
5 MILE » **54,148**



EST. AVERAGE HH INCOME

1 MILE » **\$117,565**
3 MILE » **\$119,820**
5 MILE » **\$121,037**



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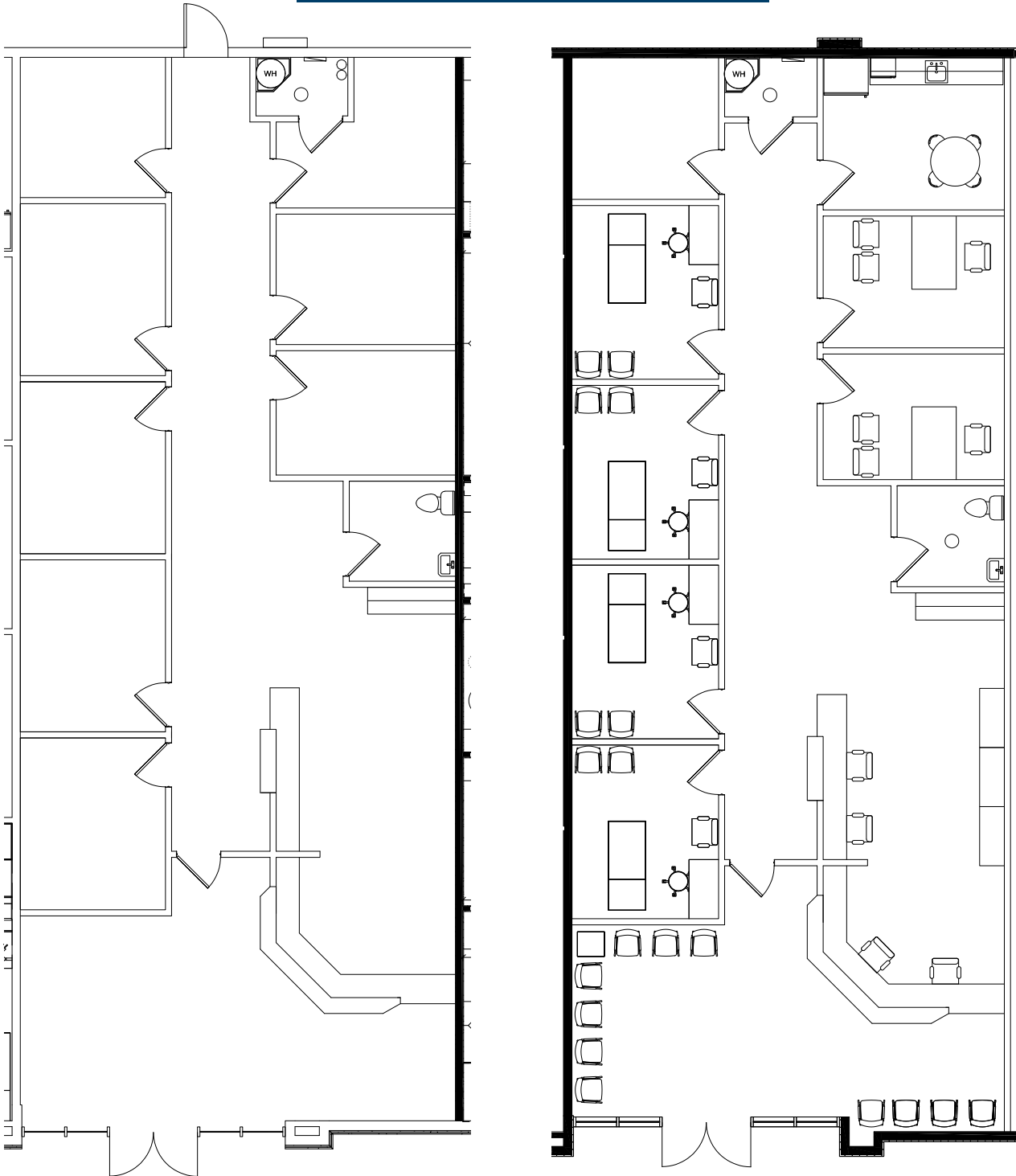
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ROY MEDICAL

TEST FIT EXAMPLES



POTENTIAL MEDICAL SPACE PLAN DESIGN



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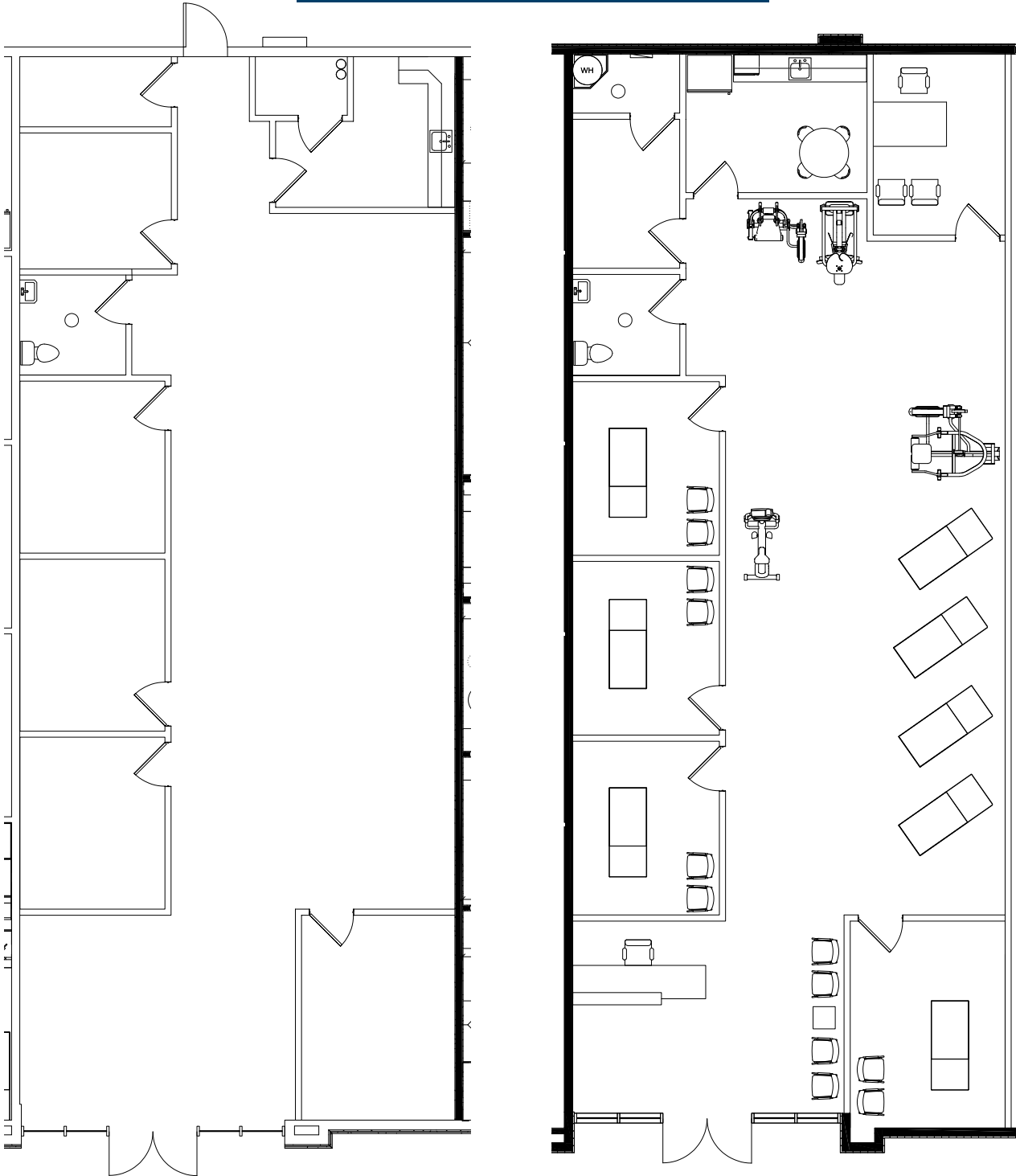
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TEST FIT EXAMPLES



POTENTIAL PT SPACE PLAN DESIGN



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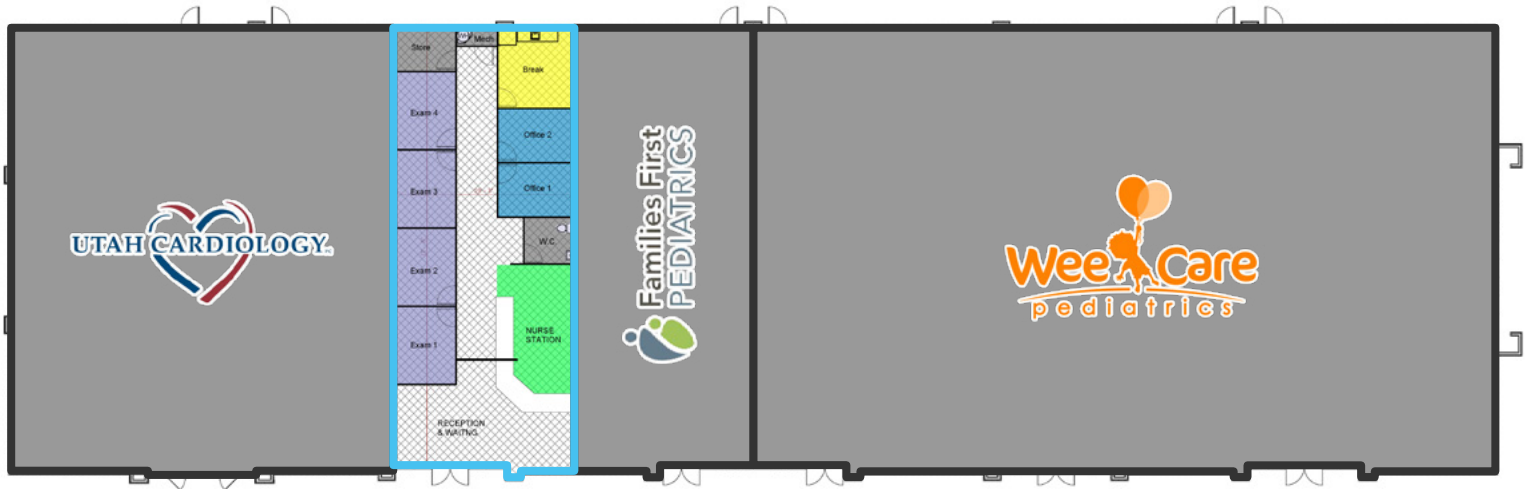
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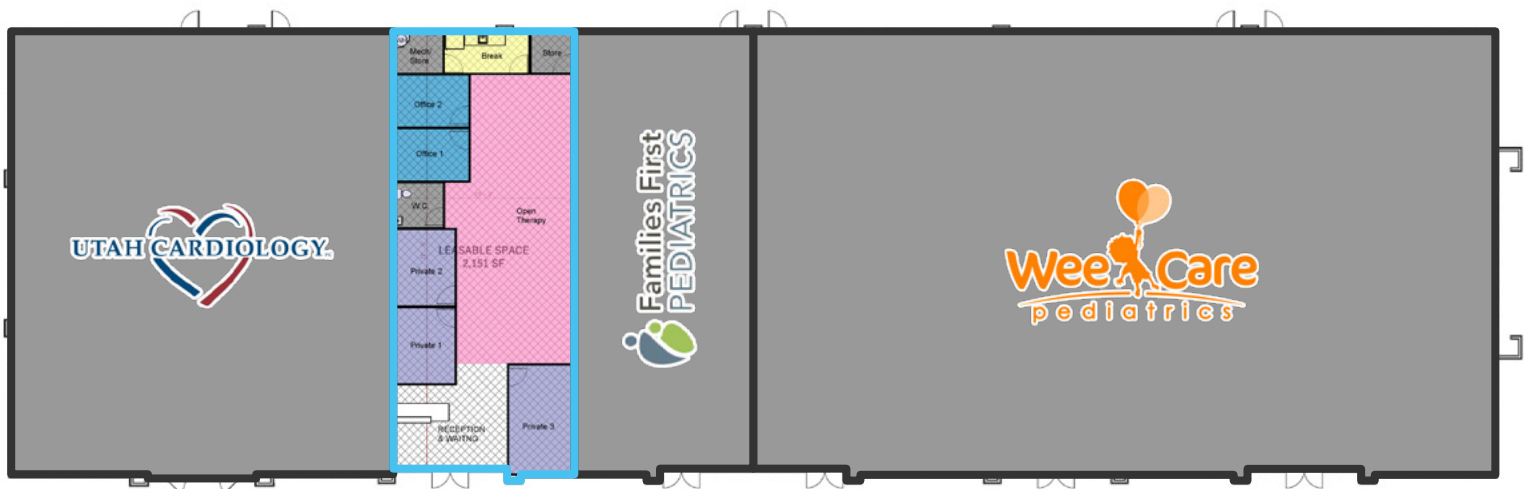
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MEDICAL SPACE TEST FIT 2,300 RSF AVAILABLE



PT SPACE TEST FIT 2,300 RSF AVAILABLE





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