

FOR GROUND LEASE OR BUILD-TO-SUIT

FLYING FROG CAR WASH



PROPERTY DETAILS

4566 SOUTH 4000 WEST, WEST VALLEY CITY, UT 84120

- For ground lease or build-to-suit
- Ground lease rate: \$100,000/year
- Size: 0.46 Acres
- Located in front of Walmart Neighborhood Market and across the street from The Home Depot and Smith's

SURROUNDING TENANTS



2024 DEMOS

EST. POPULATION



1 MILE » 21,446
 3 MILE » 171,928
 5 MILE » 328,304

EST. HOUSEHOLDS



1 MILE » 6,457
 3 MILE » 53,275
 5 MILE » 103,580

EST. AVERAGE HH INCOME



1 MILE » \$109,155
 3 MILE » \$105,468
 5 MILE » \$108,435



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

RYAN STEWART

rstewart@mwcre.com
 direct 801.578.5541
[View Profile](#)

SCOTT BRADY

sbrady@mwcre.com
 direct 801.456.8804
[View Profile](#)

FULL SERVICE
 COMMERCIAL REAL ESTATE
 312 East South Temple
 Salt Lake City, UT 84111
 Office 801.456.8800
www.mwcre.com



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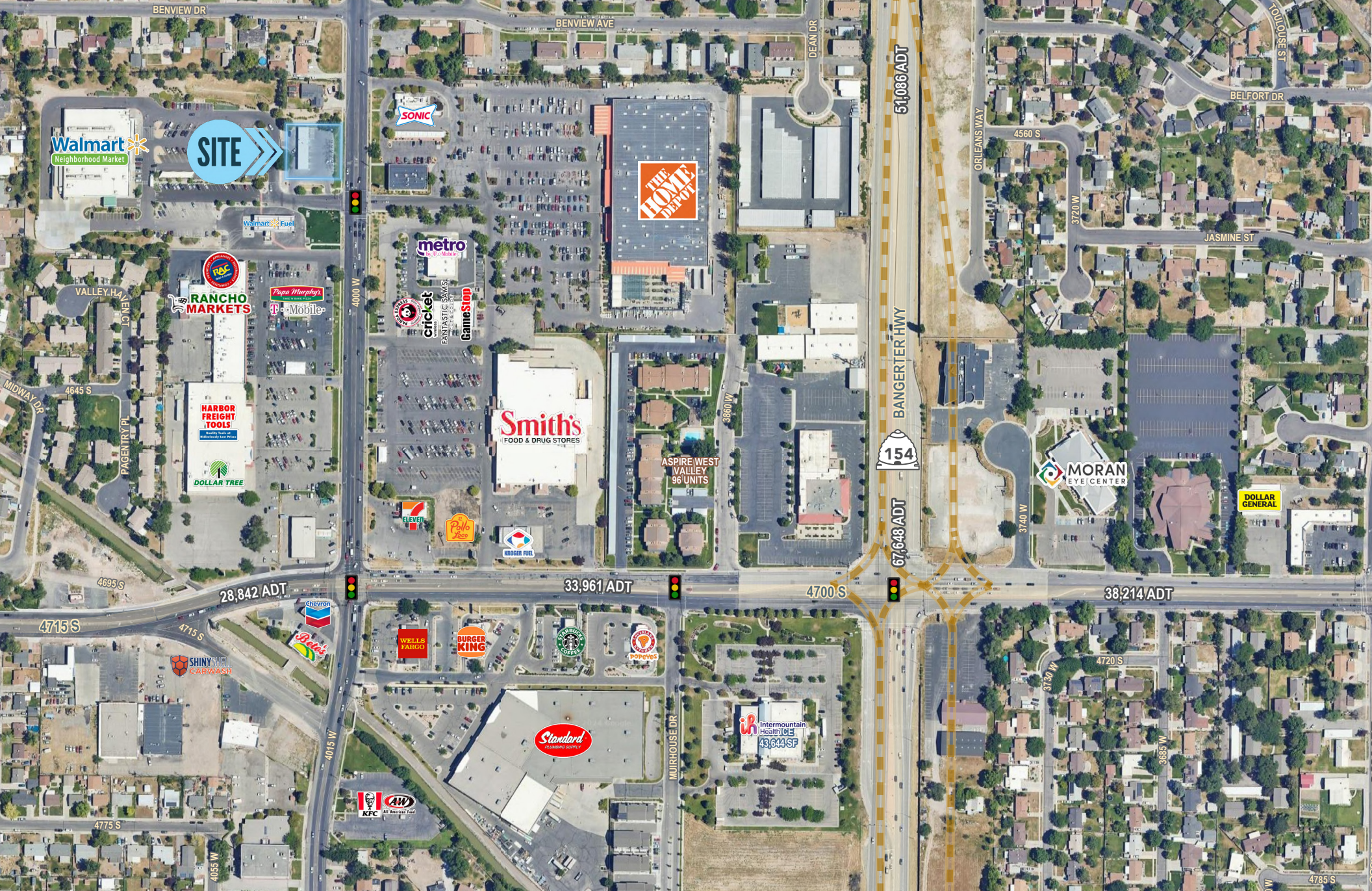
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