



RYAN STEWART

rstewart@mwcre.com direct 801.578.5541 *View Profile*

SCOTT BRADY

sbrady@mwcre.com direct 801.456.8804 *View Profile*

PROPERTY DETAILS

4566 SOUTH 4000 WEST, WEST VALLEY CITY, UT 84120

- For ground lease or build-to-suit
- Ground lease rate: \$100,000/year
- Slze: 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

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**

FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple Salt Lake City, UT 84111 Office 801.456.8800 www.mwcre.com

is statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be relia







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