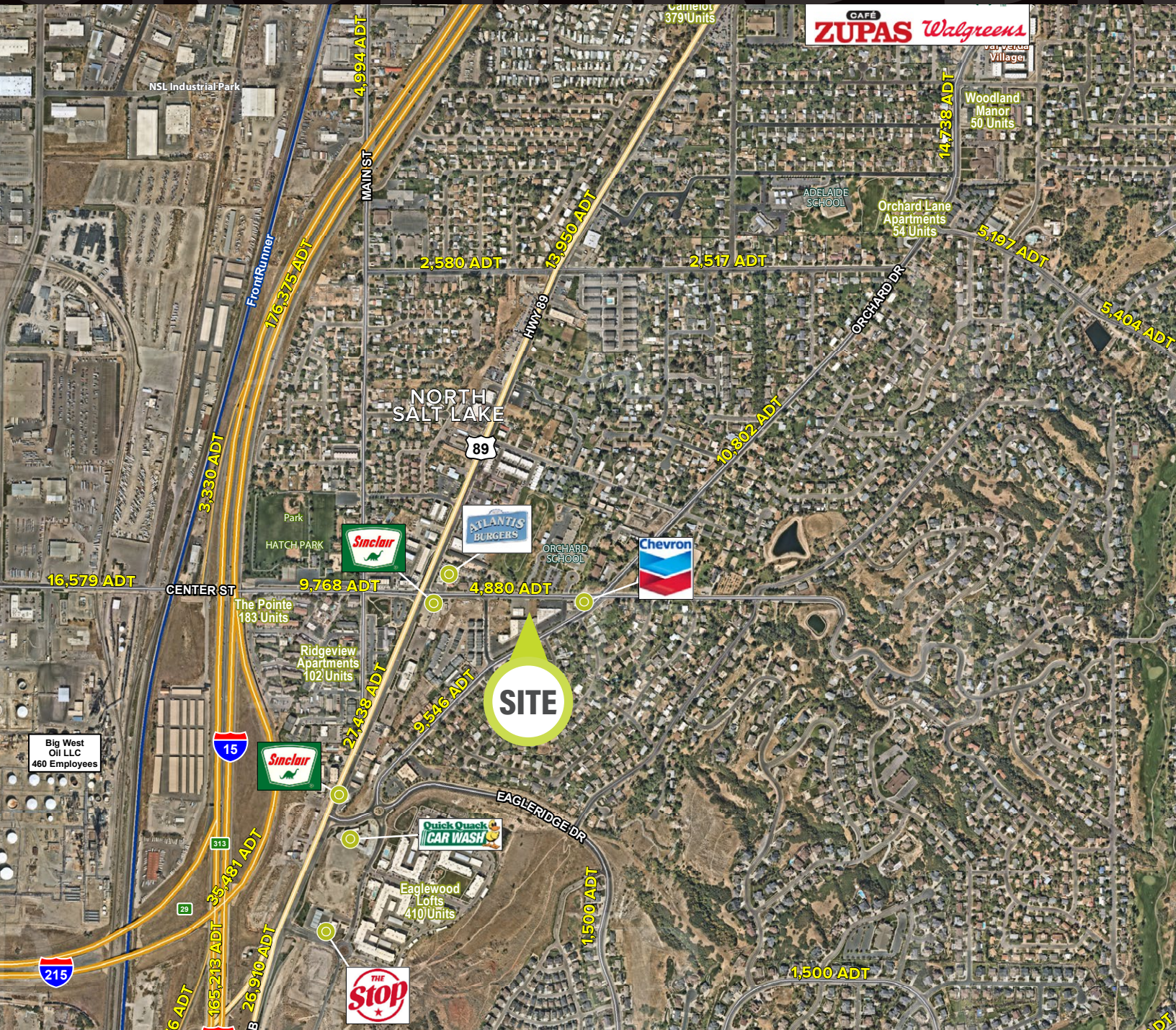


# LOCATION



# ORCHARD PLAZA

60 S Orchard Drive | North Salt Lake, UT 84054



## HIGHLIGHTS

**CHLOE CYPERS**  
801.644.6299  
ccypers@legendcommercial.com

**TESS ARGYLE**  
801.556.0540  
targyle@legendcommercial.com

- AVAILABLE FOR LEASE
- 40 S ORCHARD DRIVE
- 1,268 SF
- RENTAL RATE: \$12 PSF
- NNN: \$3.34 PSF
- GREAT OFFICE SPACE

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	14,544	57,190	145,133
2029 PROJECTED POPULATION	16,592	60,403	154,138
2024 EST. HOUSEHOLDS	5,455	19,707	54,149
2024 EST. AVG HH INCOME	\$137,029	\$135,855	\$127,352
2024 EST. BUSINESSES	351	2,241	5,005
2024 EST. DAYTIME POPULATION	4,132	22,494	47,253

## TRAFFIC

**S ORCHARD DRIVE**  
10,802 VEHICLES PER DAY

**HIGHWAY 89**  
27,438 VEHICLES PER DAY

**PARTNER XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS

801.930.6750 | www.legendllp.com  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



NORTH SALT LAKE CITY CENTER  
BRIGHTON HOMES

ATLANTIS BURGERS

E CENTER ST 4,880 VPD

HWY 89 27,438 VPD

NACHO HOUSE MEXICAN GRILL

BUFFALO BARBERS

SPECIAL EFFECT SUPPLY CORP

simply Sam ORGANIZATION & DESIGN

40 S  
1,268 SF

LAKEY INTERNATIONAL

S ORCHARD DR 9,546 VPD

ATLAS REALTY

Chevron

UTAH LOCAL GOVERNMENTS TRUST