

# KENT'S MARKET & SHOPPING CENTER

MW

FOR LEASE



## PROPERTY DETAILS

NW CORNER OF 5600 SOUTH & 3500 WEST  
ROY, UTAH 84067

- Grocery anchored center (Kent's Market)
- Approx. 1,856 SF available (last space remaining)
- NNN estimated at \$3.50/SF
- Two pads available for ground lease or purchase
- Strong traffic counts
  - » 20,592 ADT on 3500 West
  - » 13,310 ADT on 5600 South
- Call brokers for pricing

## 2024 DEMOS

### EST. POPULATION



1 MILE » 14,334  
3 MILE » 90,191  
5 MILE » 159,075

### EST. HOUSEHOLDS



1 MILE » 4,641  
3 MILE » 29,680  
5 MILE » 52,824

### EST. MEDIAN HH INCOME



1 MILE » \$95,964  
3 MILE » \$94,319  
5 MILE » \$94,907



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

## TYLER JONES

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direct 425.445.7550  
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**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, UT 84111  
Office 801.456.8800  
[www.mwcre.com](http://www.mwcre.com)



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3675 W

5500 S

+/- 1.03 AC Pad

+/- 0.96 AC Pad



SMOKER'S DELITE  
AFFORDABLE PET GROOMING

OPT OasisPlus  
Therapies

GARDEN GATE TATTOO

ELEMENTS SPA

KENT'S PHARMACY



warrens  
get fresh



MARTIAL ARTS



FLYNN'S  
RETRO CADE

LYNN'S NAILS  
LAKEVIEW DENTAL

CLEAN CUTZ

INSPIRED SALON

BIG SCOOPS CREAMERY



Studio 48



1,856 SF

3500 W 20,592 ADT

5600 S

13,310 ADT



18,032 ADT



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This 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 reliable.



**SITE**

**ROSS**  
DRESS FOR LESS  
**petco**  
**KOHL'S**  
**LOWE'S**

**JOANN**  
**BIG 5**  
SPORTING GOODS  
**Walmart**

**Target**  
**BEST BUY**  
**SPORTSMAN'S WAREHOUSE**  
**PETSMART**

**Walmart**  
**sam's club**  
**THE HOME DEPOT**  
**JOANN**  
**HOBBY LOBBY**  
Super Centers Super Selection



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