

FOR LEASE

3638 State Street  
Salt Lake City, UT



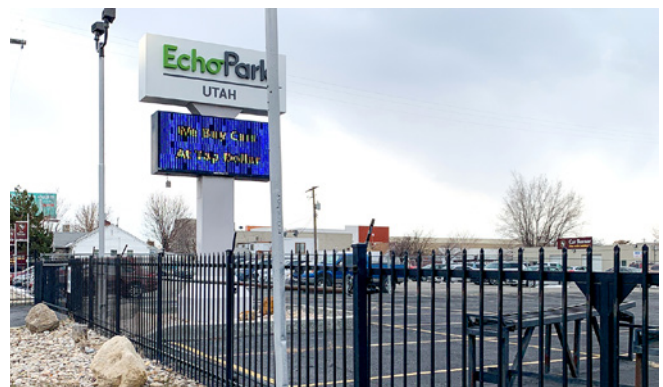
“TURN KEY” AUTO SALES FACILITY FOR LEASE



Property Highlights

The space was previously occupied by Echo Park Automotive. Ideal location for auto sales/service, marine or RV dealer. Great space for any retail or wholesale business needing a showroom/office and shop area with fenced hard surfaced parking and outdoor storage area.

- “Turn Key” auto sales facility
- Showroom and shop area recently remodeled.
- Retail/Warehouse/Shop: 13,536 SF
- Lot Size: 1.49 Acres
- Frontage: 195' on State Street
- Shop Area: 5 Service Bays
- Lease Rate: \$19,200/Month, NNN
- Door: (2) 16'x16' Ground Level
- 5 above ground lifts in place
- Great, high-visibility location with 28,000 ADT
- Digital Signage on State Street
- 1.49 acre, gated, fenced and asphalt surfaced site



Contact

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## Demographics

### Population

	1 Mile	3 Mile	5 Mile
2022 Estimated Population	20,339	154,486	399,099
2027 Projected Population	21,095	159,551	409,837

### Households

	1 Mile	3 Mile	5 Mile
2022 Estimated Households	8,414	63,663	155,751
2027 Projected Households	8,739	66,135	161,117
2022 Est. Median HH Income	\$54,425	\$64,049	\$74,625
2022 Est. Per Capita HH Income	\$31,483	\$34,472	\$38,869

Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2027.

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