

FOR SUBLEASE

1829 W 2700 N, FARR WEST



## PROPERTY DETAILS

1829 W 2700 N, FARR WEST, UT 84404

- Building Size: 2,940 SF Available
- Conveniently located off of I-15 Highway
- Traffic Counts:
  - » 2700 North: 24,526 ADT
  - » 1-15: 71,416 ADT
- Monument and Pylon Signage Available
- 7-11 recently exercised an option to extend
  - » Lease Commencement Date: 1/1/25
  - » Lease Expiration Date: 12/31/29
- Starting lease rate will be \$5,136.00/mo. NNN
- Fuel Equipment, canopy and store equipment will be removed Spring 2025
- Coolers/freezer vaults will remain

### SURROUNDING TENANTS:



## 2024 DEMOS

### EST. POPULATION

1 MILE » 3,458  
3 MILE » 35,929  
5 MILE » 87,231

### EST. HOUSEHOLDS

1 MILE » 1,081  
3 MILE » 11,653  
5 MILE » 29,127

### EST. AVERAGE HH INCOME

1 MILE » \$105,784  
3 MILE » \$122,349  
5 MILE » \$108,390



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### MATT NORDELL

[mnordell@mwcre.com](mailto:mnordell@mwcre.com)

direct 801.837.9590

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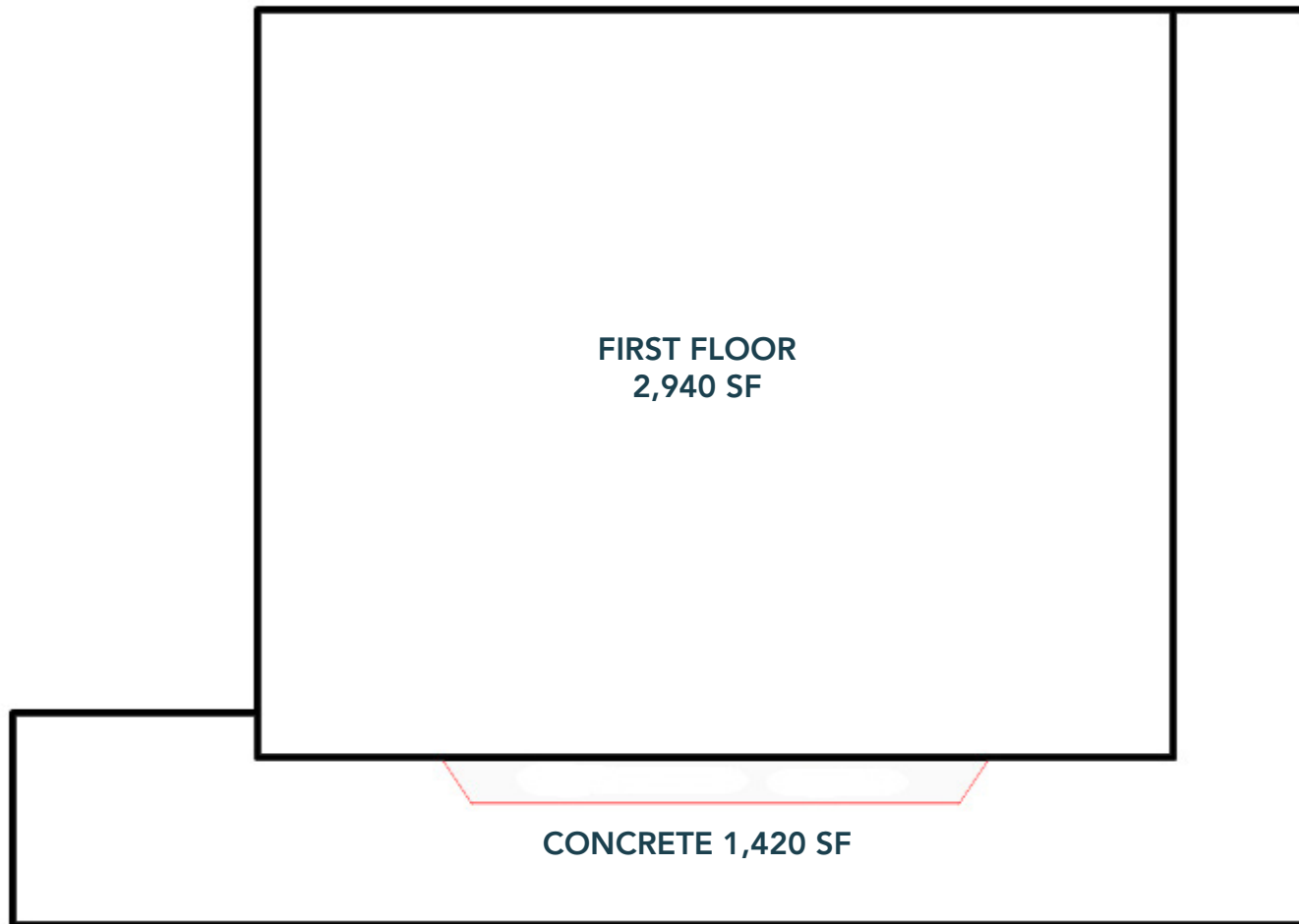
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312 East South Temple  
Salt Lake City, UT 84111  
Office 801.456.8800

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# SITE PLAN

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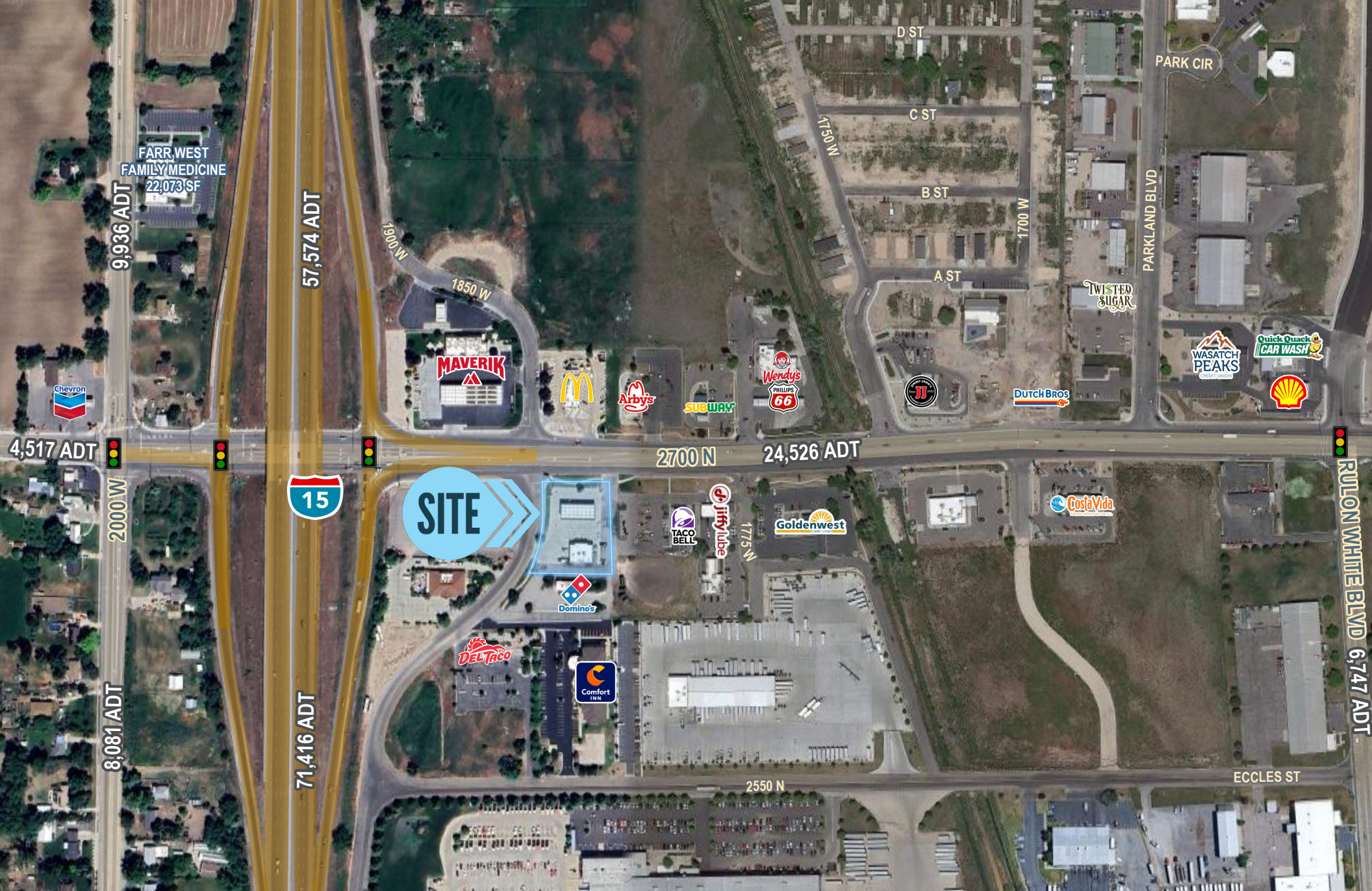
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