

DRIVE-THRU SUBLEASE

340 East 525 North, Suite B • Harrisville, Utah 84404

HIGHLIGHTS

- 1,250 SF W/DRIVE THRU
- \$37.08 PSF BASE RENT
- \$4.50 NNNS
- 3% ANNUAL INCREASES
- APPROX. 9 YEARS REMAINING ON INITIAL TERM, TWO 5 YEAR OPTIONS
- NO HOOD OR GREASE TRAP CURRENTLY IN SPACE
- 400 SF PATIO W/OUTSIDE SEATING
- WALMART SUPERCENTER ANCHORED - RANKS IN TOP 15% OF UTAH LOCATIONS FOR VISITS (SOURCE: PLACER.AI)
- SHOPPING CENTER HAS 4.4M ANNUAL VISITS (SOURCE: PLACER.AI)



DAN ENGLE

541.944.1633 | dengle@legendcommercial.com

PARTNER XTEAM
RETAIL ADVISORS

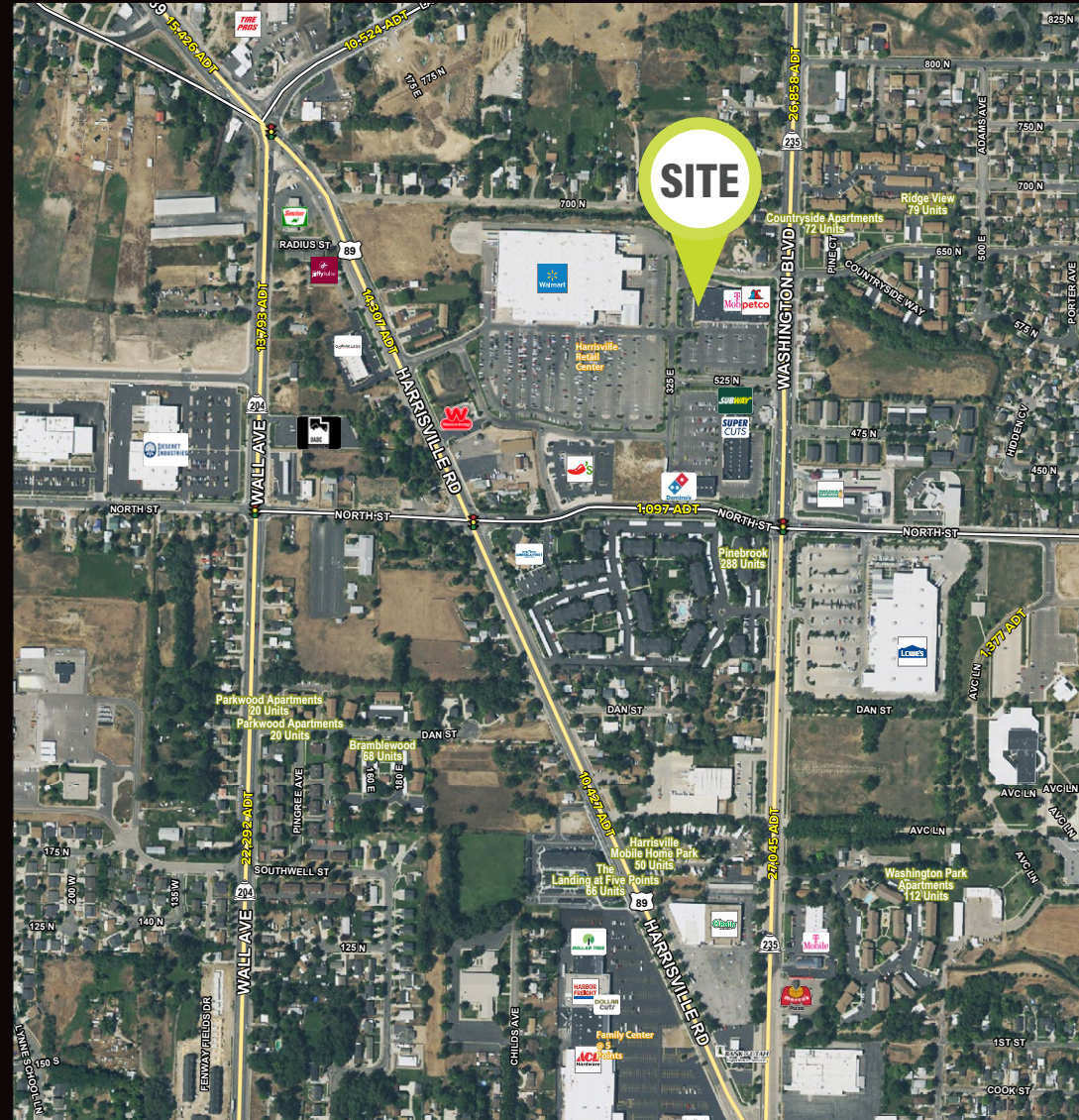
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801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

LOCATION

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	13,595	69,554	137,259
2029 PROJECTED POPULATION	13,930	71,835	142,131
2024 EST. DAYTIME POPULATION	3,554	22,774	48,144
2024 EST. AVG HH INCOME	\$81,435	\$89,275	\$99,534
2024 EST. HOUSEHOLDS	4,930	26,056	49,706
2024 EST. BUSINESSES	270	1,832	4,594



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HARRISVILLE



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Supercenter

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SITE

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