

FOR LEASE, GROUND LEASE OR BUILD-TO-SUIT

NEWMARK

MOUNTAIN WEST



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PROPERTY DETAILS

5400-5541 W 4100 S, West Valley City, Utah 84120

- Retail Pads Available
- 0.5 – 2 acre pads
- Drive Thru Opportunities Available
- Four Access Points
- Close proximity to Mountain View Corridor, Smith’s, Lowe’s, CVS, and Hunter High School
- Call Agents for Pricing

2025 DEMOS



EST. POPULATION

1 MILE » **16,675**
 3 MILE » **128,722**
 5 MILE » **268,297**



EST. HOUSEHOLDS

1 MILE » **4,660**
 3 MILE » **36,804**
 5 MILE » **81,141**



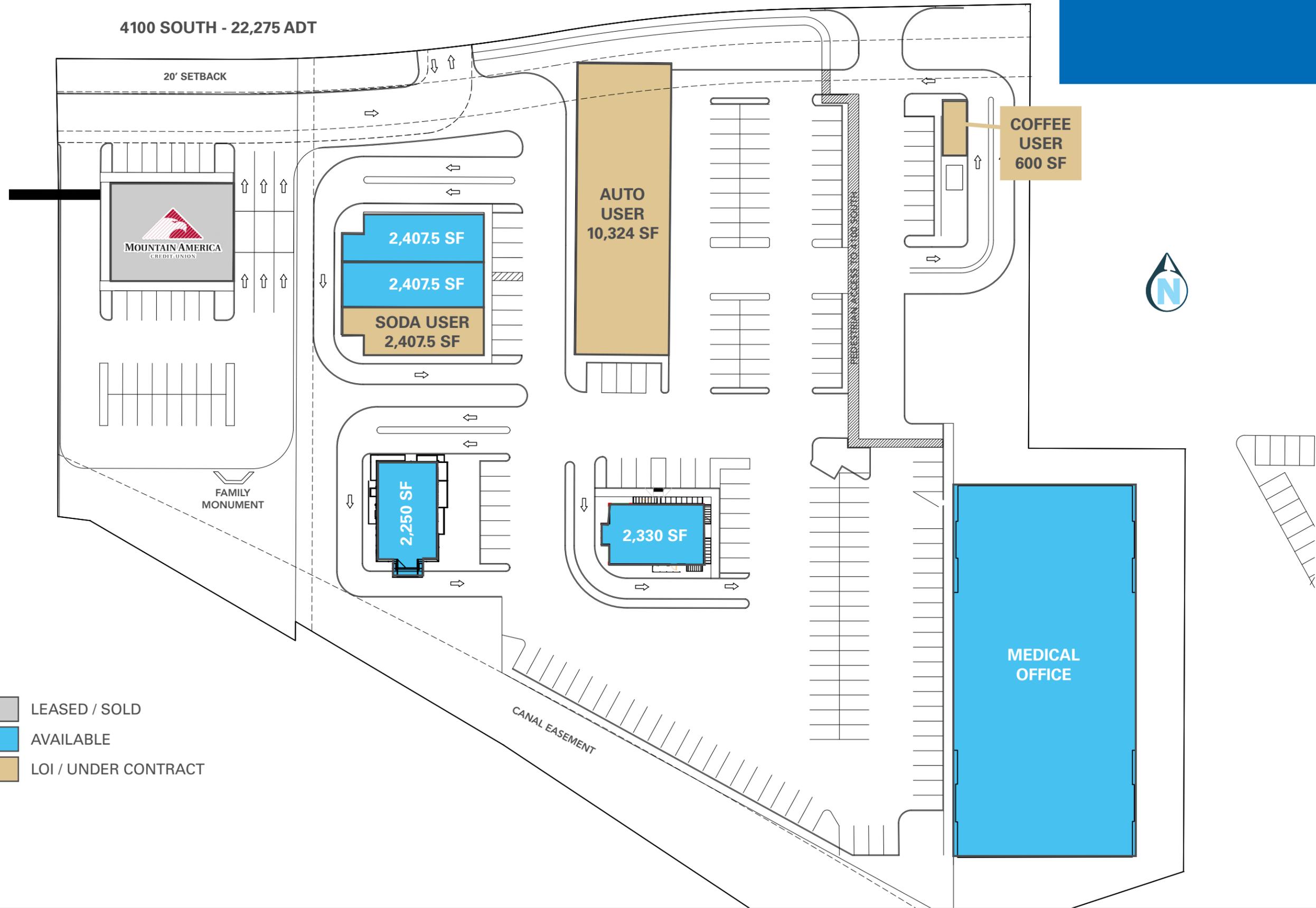
EST. AVERAGE HH INCOME

1 MILE » **\$132,232**
 3 MILE » **\$116,980**
 5 MILE » **\$114,198**

**FULL SERVICE
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 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com

4100 SOUTH - 22,275 ADT

SITE PLAN



- LEASED / SOLD
- AVAILABLE
- LOI / UNDER CONTRACT

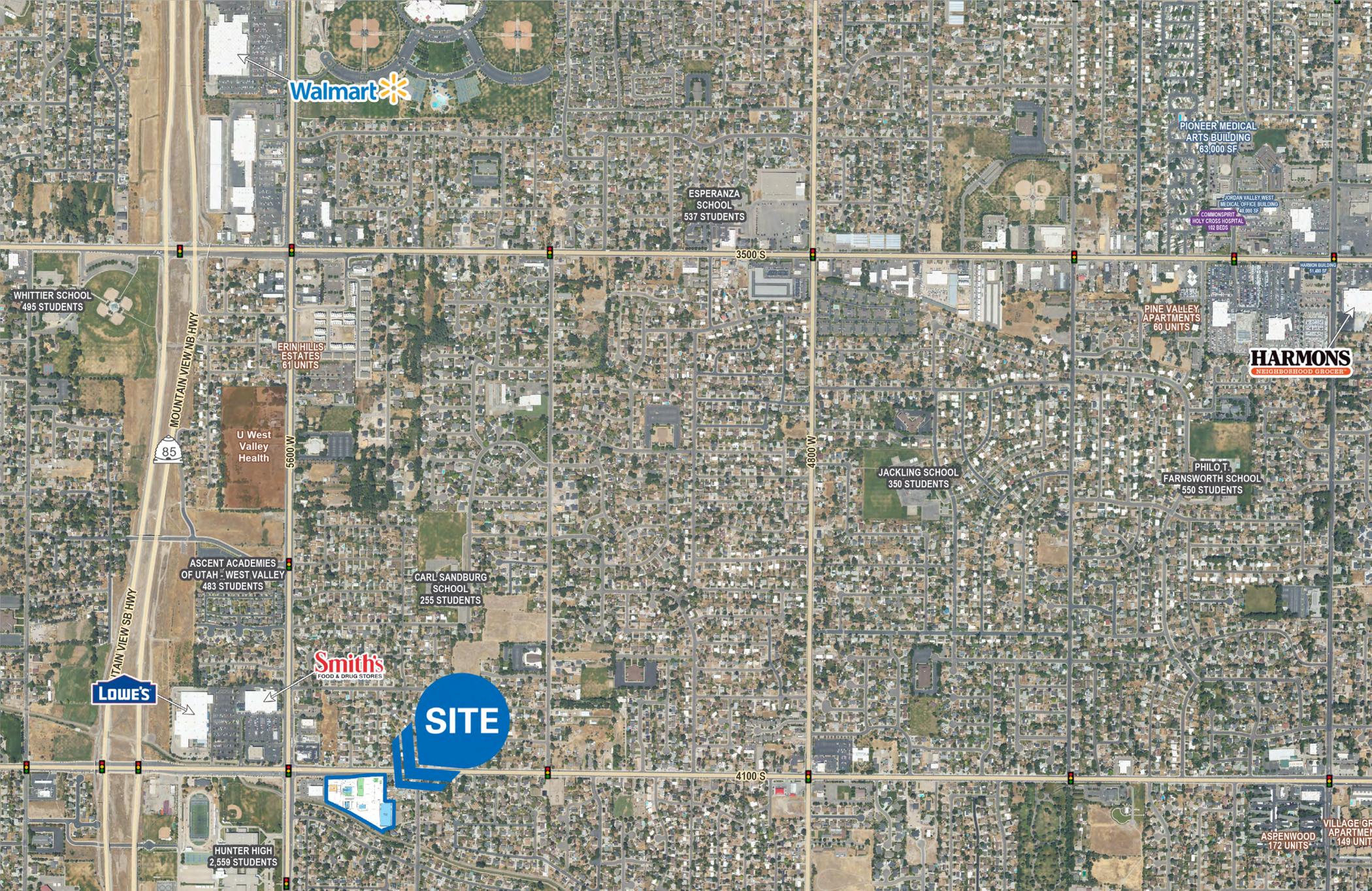


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