

27TH RETAIL SHOPS

12652 South 2700 West  Riverton, UT



PROPERTY INFORMATION

- Available Size: 1,071 to 3,188 SF
- Lease Rate: \$12.00 PSF*
- NNNs: \$4.00 PSF (est.)
- Availability: Immediate

**Subject to tenant improvements, term, credit, etc.*



FEATURES

- Access/Visibility from 2700 West
- High Growth Area of Riverton
- Reasonable Rents

FOR LEASE

Hunter Todd

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801.838.9630

90 East 7200 South | Suite 102 Midvale | UT | 84047
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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.

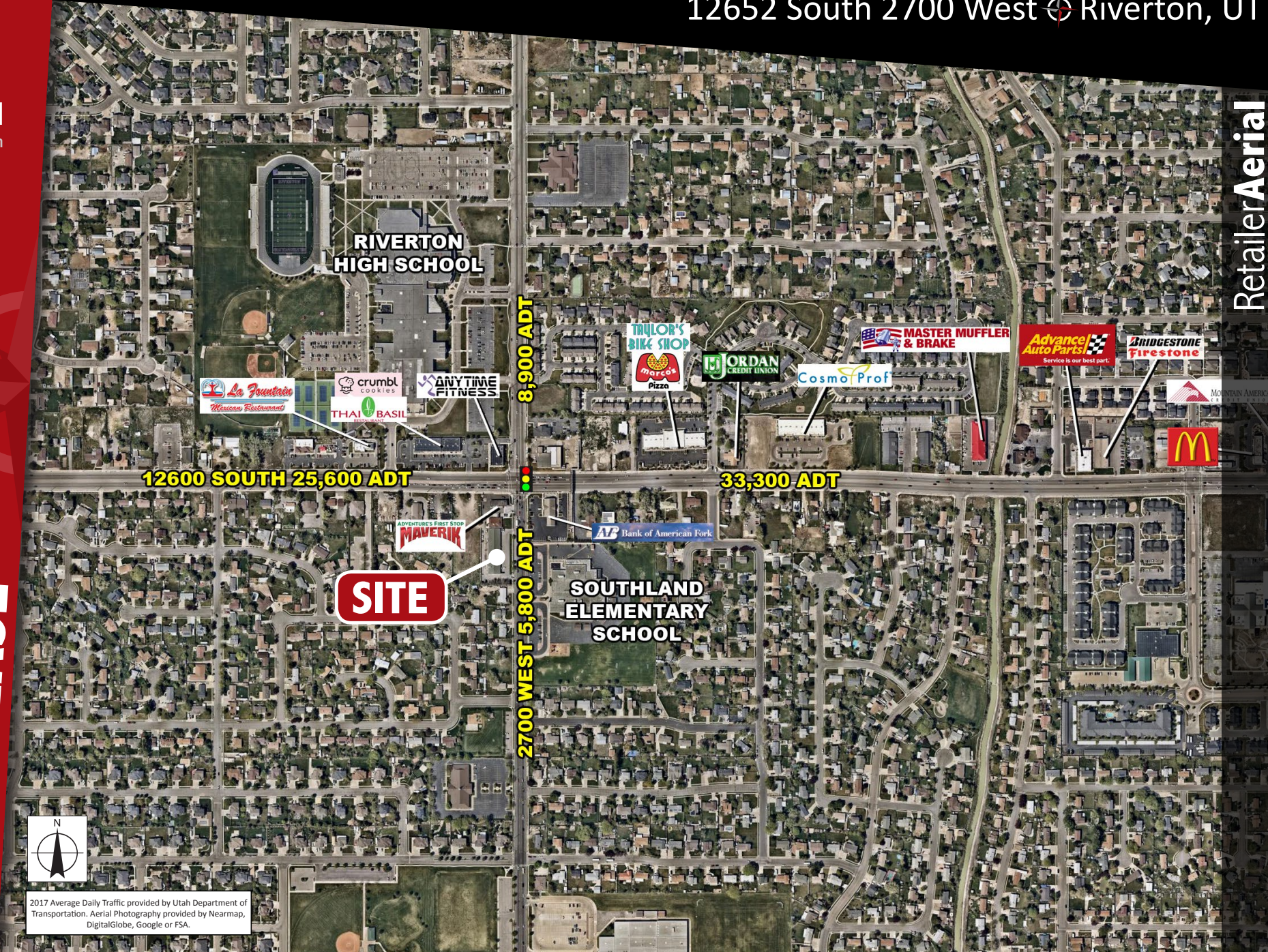
SITUS  **RETAIL GROUP**

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RetailerAerial

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2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

SITE

RIVERTON HIGH SCHOOL

SOUTHLAND ELEMENTARY SCHOOL

8,900 ADT

12,600 SOUTH 25,600 ADT

33,300 ADT

2700 WEST 5,800 ADT

Bank of American Fork

TRULOR'S BIKE SHOP
Pizza

JORDAN CREDIT UNION

Cosmo Prof

MASTER MUFFLER & BRAKE

Advance Auto Parts
Service is our best part.

BRIDGESTONE Firestone



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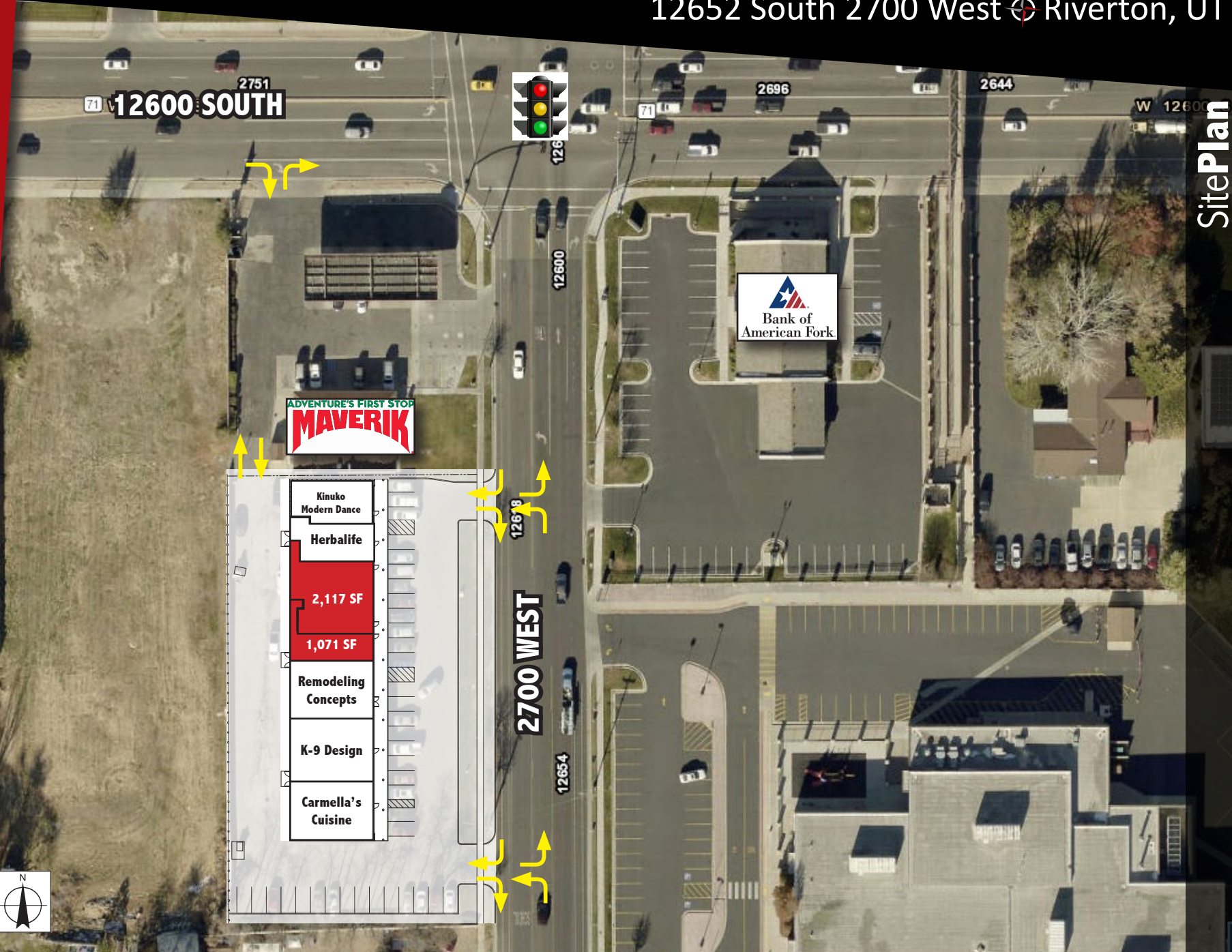
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SitePlan

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Demographic Report

		1 mi ring		3 mi ring		5 mi ring	
Population	2018	13,972		86,042		222,517	
	2023	14,963		92,309		238,250	
	2010	12,358		67,474		165,801	
	2000	11,082	%	36,947	%	101,230	%
Households		3,701		23,452		63,041	
	Average household size	3.77		3.67		3.46	
Household income	< \$25,000	193	5.2	1,255	5.4	4,313	6.8
	\$25,000 - \$49,999	578	15.6	2,870	12.2	8,110	12.9
	\$50,000 - \$74,999	593	16.0	4,002	17.1	11,407	18.1
	\$75,000 - \$99,999	652	17.6	3,848	16.4	10,385	16.5
	\$100,000+	1,683	45.5	11,479	48.9	28,825	45.7
	Median household income	\$90,785		\$95,638		\$91,173	
Average household income		\$111,410		\$123,318		\$113,236	
Total employees		2,633		18,421		84,176	
Business establishments		390		1,945		7,149	
	Industrial	76	19.5	271	13.9	808	11.3
	Manufacturing	10	2.6	35	1.8	150	2.1
	Commercial	114	29.2	601	30.9	1,976	27.6
	Office	123	31.5	719	37.0	3,122	43.7
	Other	68	17.4	317	16.3	1,093	15.3
Race	White	12,744	91.2	77,443	90.0	195,382	87.8
	Black	104	0.7	885	1.0	3,171	1.4
	American Indian	27	0.2	163	0.2	756	0.3
	Asian & PI	366	2.6	2,834	3.3	8,638	3.9
	Other	731	5.2	4,716	5.5	14,571	6.5
Hispanic population		1,030	7.4	7,312	8.5	22,310	10.0
Sex	Male	6,957	49.8	42,930	49.9	112,189	50.4
	Female	7,014	50.2	43,112	50.1	110,328	49.6
Median age		33.4		32.5		32.7	
Education	Population 25+	8,219	58.8	49,685	57.7	130,986	58.9
	No high school diploma	395	4.8	2,176	4.4	6,060	4.6
	High school graduate	1,990	24.2	9,743	19.6	26,389	20.1
	Some college	3,485	42.4	20,817	41.9	53,561	40.9
	College graduate	1,630	19.8	10,896	21.9	29,519	22.5
	Graduate/professional degree	719	8.7	6,053	12.2	15,457	11.8

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