

STREET LEVEL RETAIL FOR LEASE

1749 SOUTH STATE STREET

1749 South State St | Salt Lake City, Utah 84115

Property Highlights

- 591 SF Available
- Excellent State Street Access & Visibility
- \$24.50 PSF Modified Gross Lease
- Ventilation and Grease Traps in Place
- Glass Roll-Up Garage Doors
- Parking Lot Access to North of the Building
- Common Area Bathroom
- Walkable from SLCC & Transit

CHLOE CYPERS
801.644.6299

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801.927.0012

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

PARTNER **XTEAM**
RETAIL ADVISORS

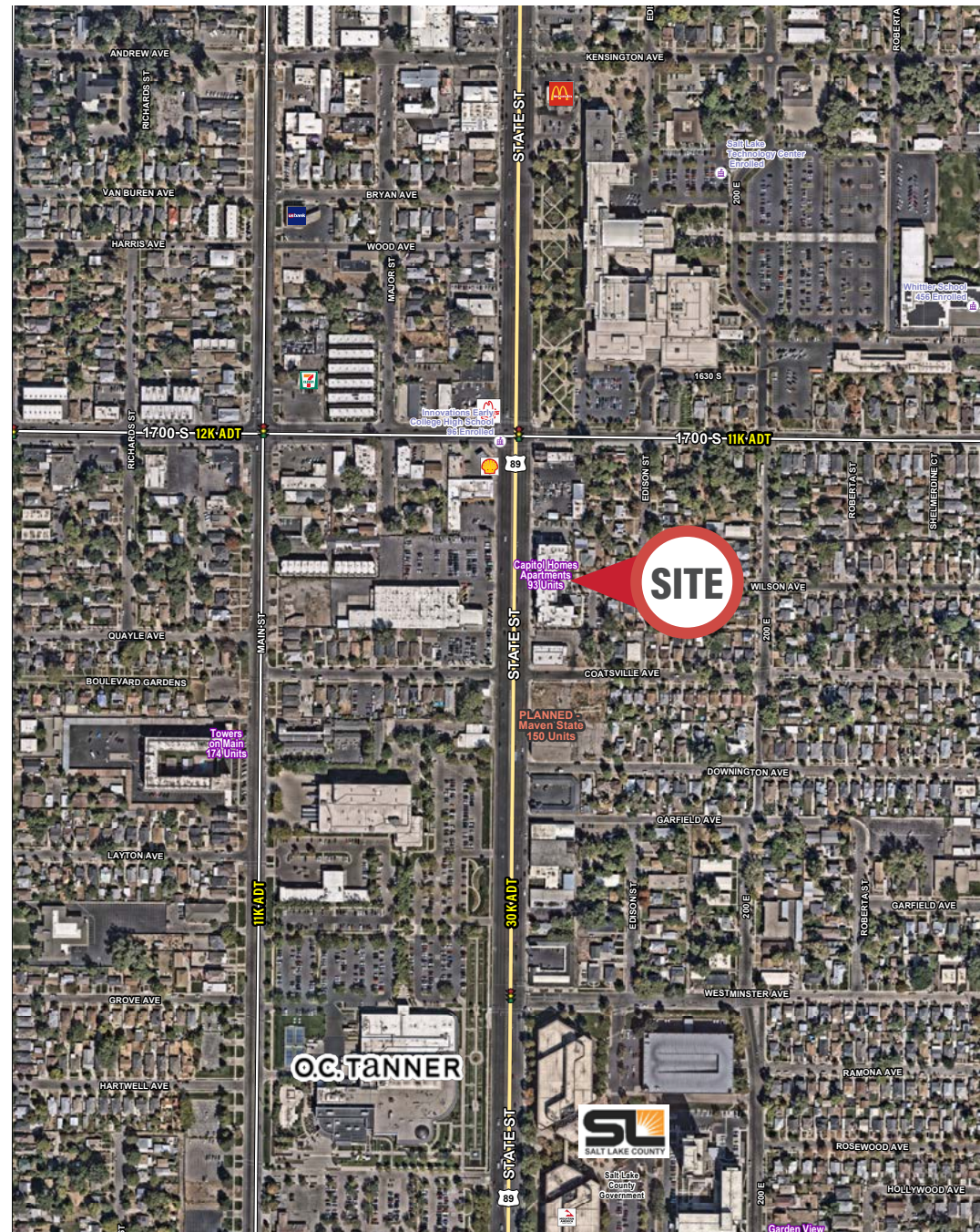


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	22,367	181,306	373,736
2031 PROJECTED POPULATION	25,359	196,540	388,542
2026 HOUSEHOLDS	10,567	85,239	161,001
2026 AVG HH INCOME	\$106,867	\$114,398	\$119,636
2026 BUSINESSES	1,200	10,822	19,716
2026 DAYTIME POPULATION	13,424	133,284	261,422



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COMMON AREA

ADDITIONAL PARKING



591 SF
AVAILABLE



STATE STREET **30,000 ADT**

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