

Retail For Lease



170 South Main Street,
Salt Lake City, Utah 84101

Property Highlights

- Three (3) retail spaces in the heart of downtown Salt Lake City
 - 38 W Suite: 1,065 SF
 - Suite 135: 1,836 RSF
 - Suite 100: 4,621 RSF
 - Spaces are NOT contiguous
- Excellent Main Street and 200 South visibility
- On-site parking garage
- Walking proximity to many downtown attractions, such as: Capitol Theatre, Eccles Theater, Rose Wagner Theater, Salt Lake Convention Center, City Creek, Temple Square, and Gallivan Plaza.
- Strong daytime population intersection
- Call for pricing or to set up a tour

Owned and Managed By:



FORT STREET
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Suite 100 & 135



Suite 100

- Excellent visibility from 200 South and Main Street
- Grease trap and hood exhaust venting to be stubbed to Premises
- Perimeter glass exterior wall and glass ceiling provides unique lighting experience day and night.
- Entrance into space off of Main Street and building's lobby



Suite 135

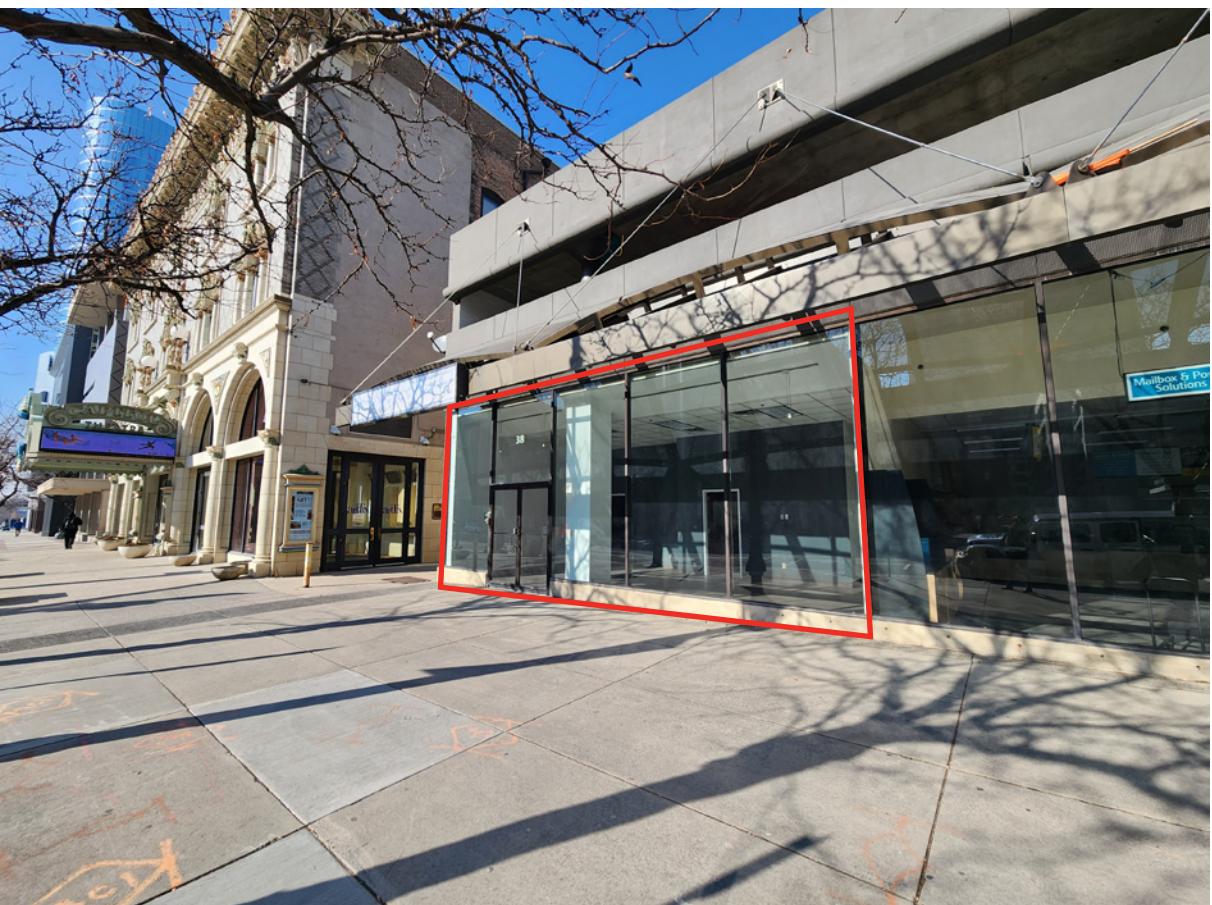
- Entrance into space from building's lobby
- Excellent Main Street visibility
- Existing walls can be removed
- Ideal tenants: barber shop, studio salon, coffee shop, jeweler, custom tailor, flower shop, nail salon



38 West Suite

Property Information

- 1,065 SF
- Excellent 200 South visibility
- Immediate proximity to the Salt Lake Convention Center
- Adjacent to Capitol theater
- Move-in ready non-food user space
- Light F&B users will be considered

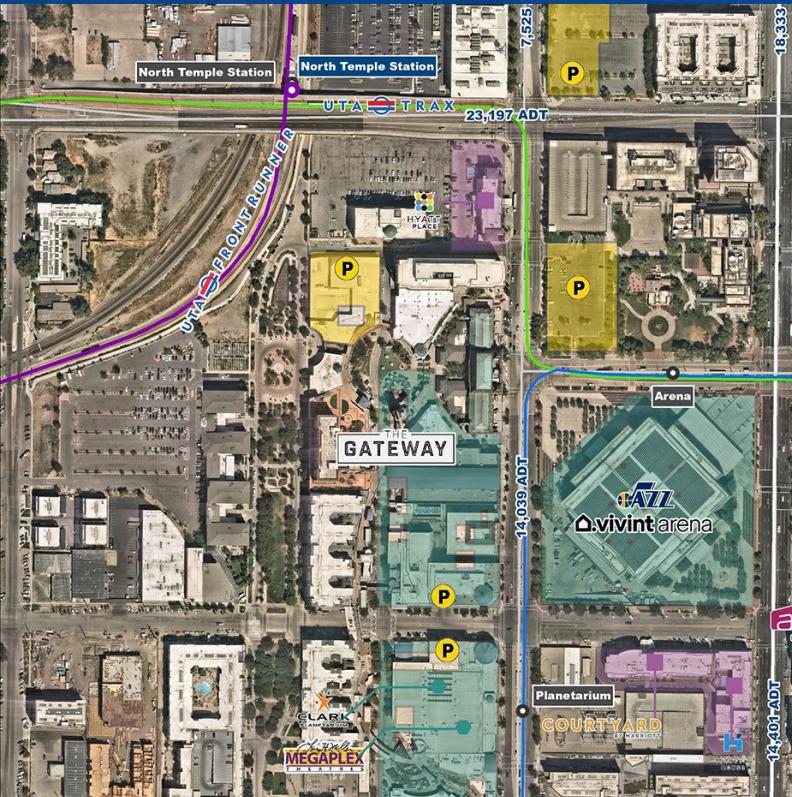


Exterior Shot from Main Street



Exterior Shot from Main Street

Office, Parking, Hotels & Attractions Map



Demographics 1 Mile 3 Mile 5 Mile

Population

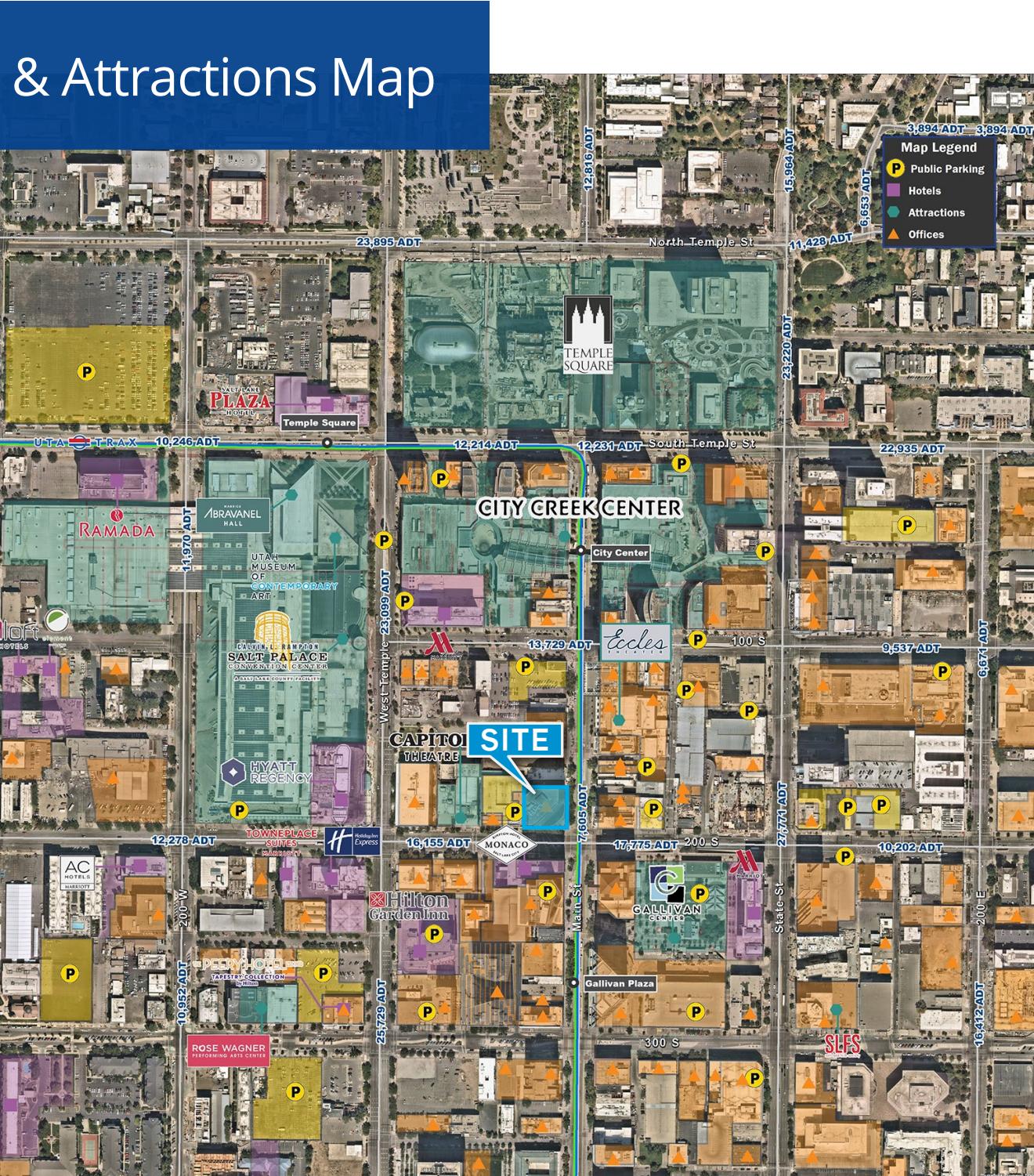
2022 Estimated	14,767	128,055	372,147
2027 Projected	15,611	137,117	395,924

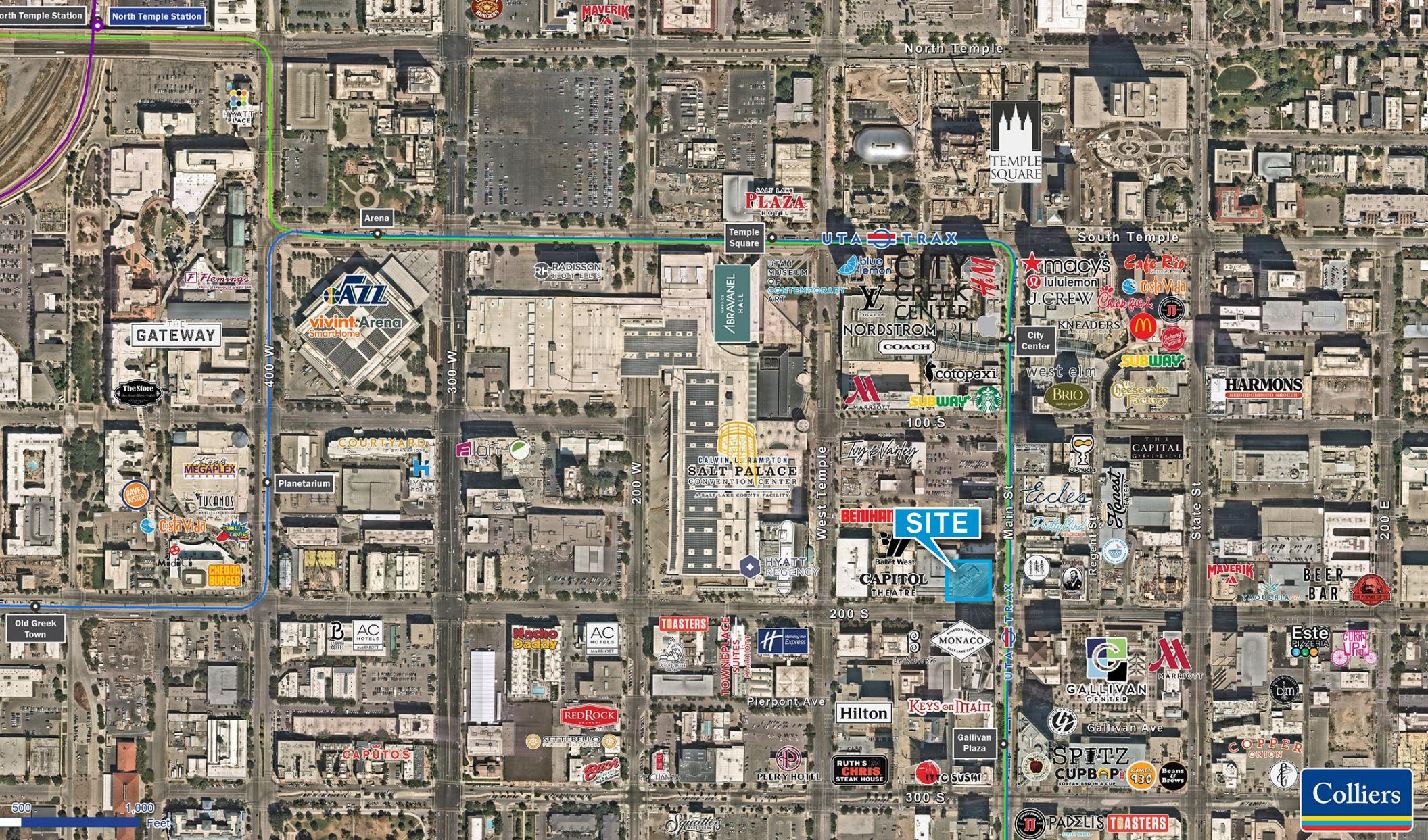
Median HH Income

2022 Estimated	\$80,189	\$76,014	\$79,992
2027 Projected	\$88,464	\$85,357	\$89,687

Average HH Income

2022 Estimated	\$93,366	\$89,716	\$95,037
2027 Projected	\$106,939	\$101,829	\$107,975





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