

33RD & 23RD

3300 South & 2300 East (NEC) | Millcreek, Utah



HUNTER TODD

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HIGHLIGHTS

- 1,653 SF Available For Lease
- Lease Rate: \$26 PSF
- NNNs: \$2.25 PSF
- Hard Corner Location
- Great Traffic and Demographics
- Co-tenants:



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3 MILE DEMOGRAPHICS

2023
Population



126,044

2023 Average
Household Income



\$157,647

2023
Households



51,272

2023
Employees



42,167



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2023	16,671		126,044		263,730	
	2028	17,282		133,314		275,067	
	2010	15,823		118,628		242,064	
	2000	15,826	%	118,569	%	238,948	%
	Average household size	2.71		2.42		2.31	
Households	2023	6,078		51,272		110,360	
	Average household size	2.71		2.42		2.31	
	Household income						
	< \$25,000	402	6.6	5,178	10.1	14,769	13.4
	\$25,000 - \$49,999	504	8.3	6,257	12.2	16,769	15.2
\$50,000 - \$74,999	930	15.3	7,553	14.7	17,623	16.0	
\$75,000 - \$99,999	833	13.7	6,554	12.8	14,206	12.9	
\$100,000+	3,411	56.1	25,729	50.2	46,993	42.6	
Median household income	\$114,212		\$104,975		\$90,707		
Average household income	\$167,793		\$157,647		\$134,275		
Total employees	2,661		42,167		152,572		
Business establishments	2023	507		5,628		14,340	
	Industrial	43	8.5	476	8.5	1,641	11.4
	Manufacturing	13	2.6	110	2.0	454	3.2
	Commercial	151	29.8	1,484	26.4	4,015	28.0
	Office	258	50.9	3,164	56.2	7,282	50.8
Other	42	8.3	396	7.0	946	6.6	
Race	2023	14,429	86.6	104,172	82.6	202,178	76.7
	White	254	1.5	2,283	1.8	9,307	3.5
	Black	65	0.4	648	0.5	1,994	0.8
	American Indian	558	3.3	6,600	5.2	18,602	7.1
	Asian & PI	1,366	8.2	12,341	9.8	31,649	12.0
Other	1,277	7.7	11,892	9.4	33,112	12.6	
Hispanic population	2023	1,277	7.7	11,892	9.4	33,112	12.6
	Average household income	\$114,212		\$104,975		\$90,707	
Sex	2023	8,105	48.6	61,408	48.7	131,698	49.9
	Female	8,566	51.4	64,635	51.3	132,031	50.1

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