# **ROSE PARK CORNER**

955 West North Temple Salt Lake City, Utah



## **Hunter Todd**

RETAIL SPECIALIST

- **6** 801.838.9630
- 801.808.8146
- hunter@situsretail.com

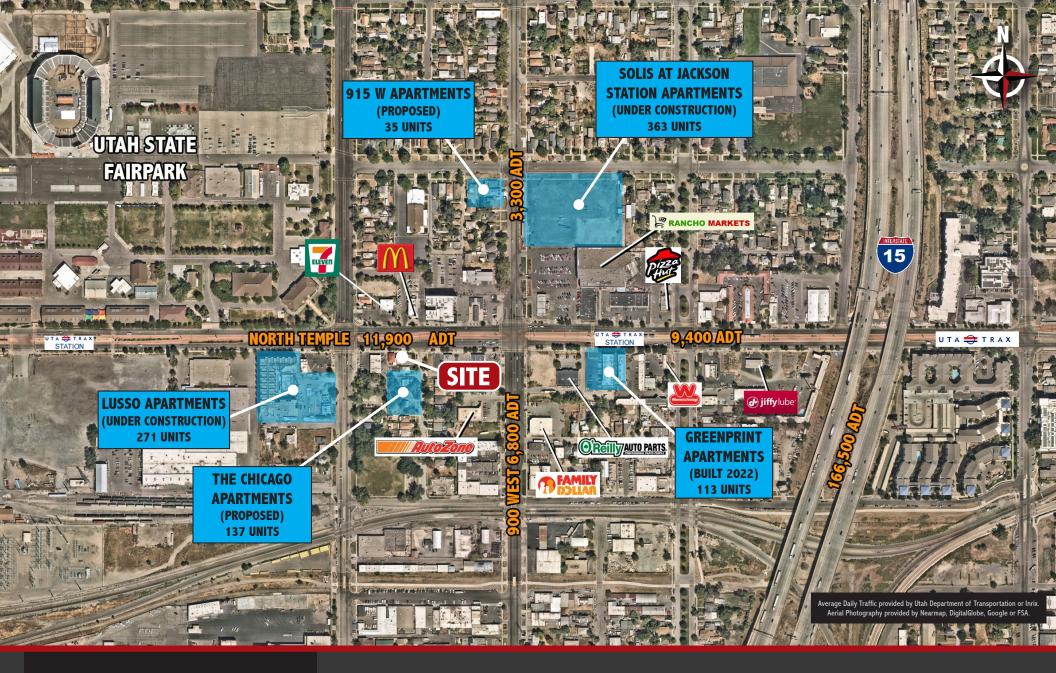
## Matt Harlin

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#### **SUMMARY**

✓ Size: 1,330 SF

✓ Lease Rate: \$27.00 PSF

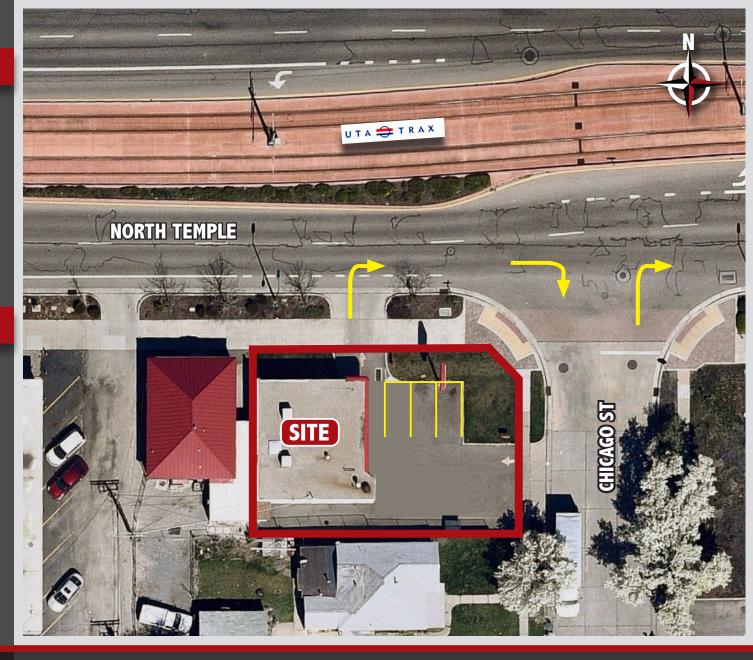
✓ NN Lease - Tenant responsible for CAM

✓ Taxes/Insurance - \$2.29 PSF

✓ Availability: Immediate

## **▽ FEATURES**

- ¬ Across from State Fairgrounds
- □ Nearby Trax Station
- ¬ Pylon Signage
- □ Over 900 New Residential Units
   Under Constr. or Proposed within
   Walking Distance



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## 3 MILE DEMOGRAPHICS

2022 Population



150,905

2022 Average Household Income

\$

\$87,210

2022 Households



67,699

5-Year Projected Population Growth



5.7%

2022 Employees



132,954



# DEMOGRAPHIC REPORT 1 mi ring 3 mi ring 5

		1 mi ring		3 mi ring		5 mi ring	
Population	2022	16,966		150,905		288,759	
	2027	19,060		159,540		301,255	
	2010	12,949		134,788		263,208	
	2000	12,042	%	133,520	%	253,376	%
Households		8,391		67,699		118,945	
Average household size		1.86		2.15		2.34	
Household	< \$25,000	2,551	30.4	14,645	21.6	22,396	18.8
	\$25,000 - \$49,999	1,593	19.0	12,892	19.0	23,326	19.6
	\$50,000 - \$74,999	1,379	16.4	12,516	18.5	22,441	18.9
	\$75,000 - \$99,999	1,109	13.2	9,552	14.1	17,217	14.5
	\$100,000+	1,759	21.0	18,094	26.7	33,568	28.2
	Median household income	\$45,511		\$62,826		\$66,432	
	Average household income	\$60,694		\$87,210		\$90,211	
Total employees		33,784		132,954		256,915	
Business establishments		2,013		9,454		16,551	
	Industrial	201	10.0	1,010	10.7	2,293	13.9
	Manufacturing	82	4.1	398	4.2	845	5.1
	Commercial	683	33.9	2,887	30.5	5,033	30.4
	Office	903	44.9	4,397	46.5	7,182	43.4
	Other	144	7.2	761	8.0	1,196	7.2
Race	White	10,622	62.6	101,534	67.3	186,066	64.4
	Black	791	4.7	4,583	3.0	11,653	4.0
	American Indian	332	2.0	2,063	1.4	3,846	1.3
	Asian & PI	1,395	8.2	11,573	7.7	24,874	8.6
	Other	3,828	22.6	31,153	20.6	62,319	21.6
Hispanic population		4,430	26.1	34,142	22.6	68,066	23.6
Sex	Male	9,270	54.6	78,192	51.8	148,097	51.3
	Female	7,696	45.4	72,713	48.2	140,662	48.7

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