



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



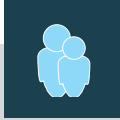


# GARDEN SQUARE

75 EAST FORT UNION BOULEVARD • MIDVALE • UTAH • 84047

## FOR LEASE

### PROPERTY SPECS

- 1,102 SF 1st floor retail space available
- Currently set up as a day spa
- \$24.00 NNN rate with low CAMs
- Great access to I-15 & 215
- Top regionally trafficked location
- 13 min walk to UTA's Midvale Fort Union Transit Stop
- 6 minute drive to Fashion Place Mall, Brigham Junction and The Shops at Fort Union amenities

			
1 MILE	<b>15,739</b> 2021 EST. POPULATION	<b>6,478</b> 2021 EST. HOUSEHOLDS	<b>\$64,645</b> 2021 EST. MEDIAN HH INCOME
3 MILE	<b>131,971</b> 2021 EST. POPULATION	<b>51,254</b> 2021 EST. HOUSEHOLDS	<b>\$75,198</b> 2021 EST. MEDIAN HH INCOME
5 MILE	<b>364,938</b> 2021 EST. POPULATION	<b>137,435</b> 2021 EST. HOUSEHOLDS	<b>\$79,059</b> 2021 EST. MEDIAN HH INCOME



### CONTACT:

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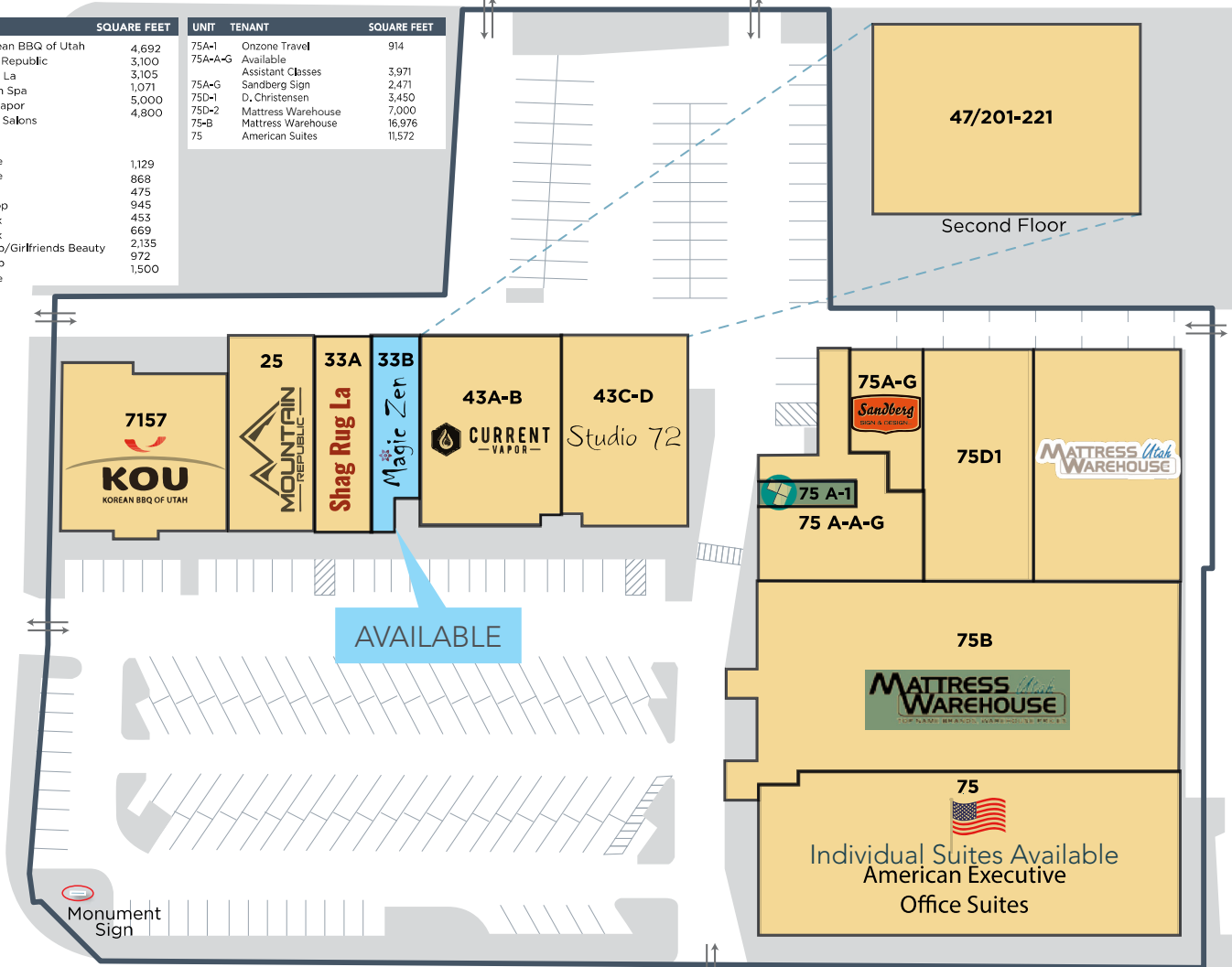
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UNIT	TENANT	SQUARE FEET	UNIT	TENANT	SQUARE FEET
7157	KOU Korean BBQ of Utah	4,692	75A-1	Onzone Travel	914
25	Mountain Republic	3,100	75A-A-G	Available	
33A	Shag Rug La	3,105		Assistant Classes	3,971
33B	Magic Zen Spa	1,071	75A-G	Sandberg Sign	2,471
43A-B	Current Vapor	5,000	75D-1	D. Christensen	3,450
43C-D	Studio 72 Salons	4,800	75D-2	Mattress Warehouse	7,000
			75-B	Mattress Warehouse	16,976
			75	American Suites	11,572

**SECOND FLOOR**

47-201	Sing2Shine	1,129
47-203	Sing2Shine	868
47-204	Salon Juv	475
47-207	Never Stop	945
47-205	Deano Ink	453
47-206	Deano Ink	659
47-208	Lashbomb/Girlfriends Beauty	2,135
47-210	Lashbomb	972
47-221	Sing2Shine	1,500

34,472 ADT State Street



22,750 ADT Fort Union Boulevard

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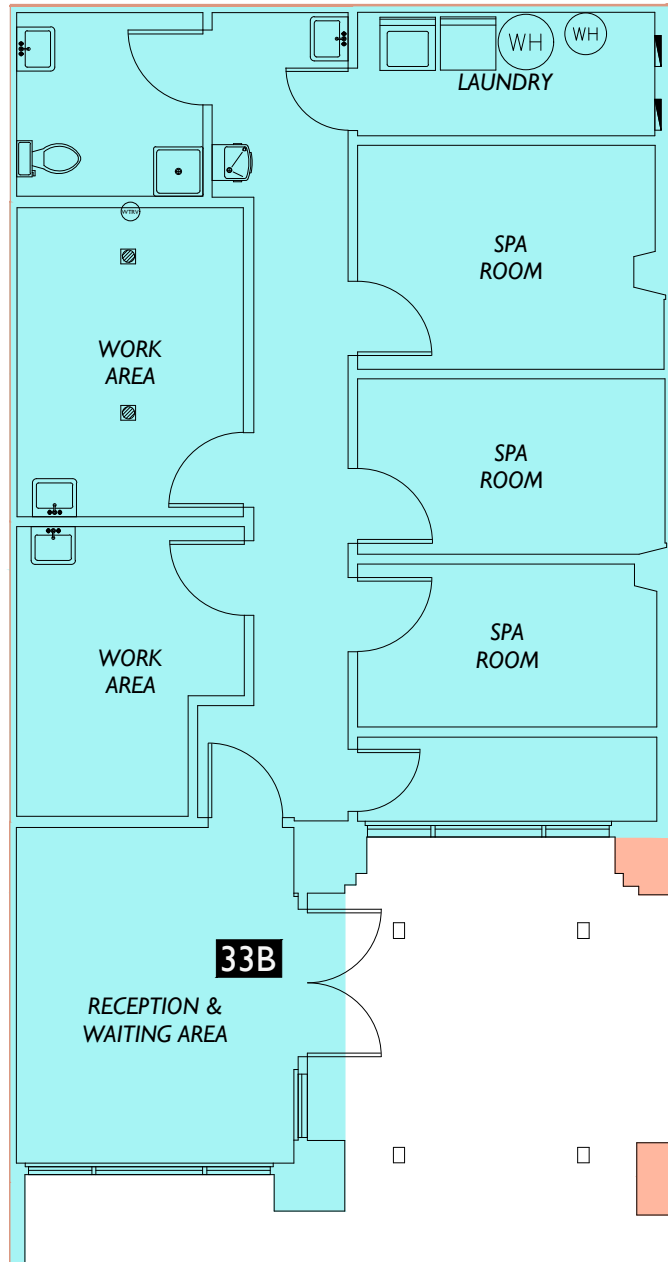
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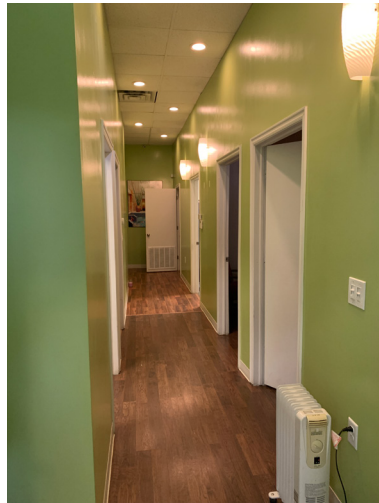
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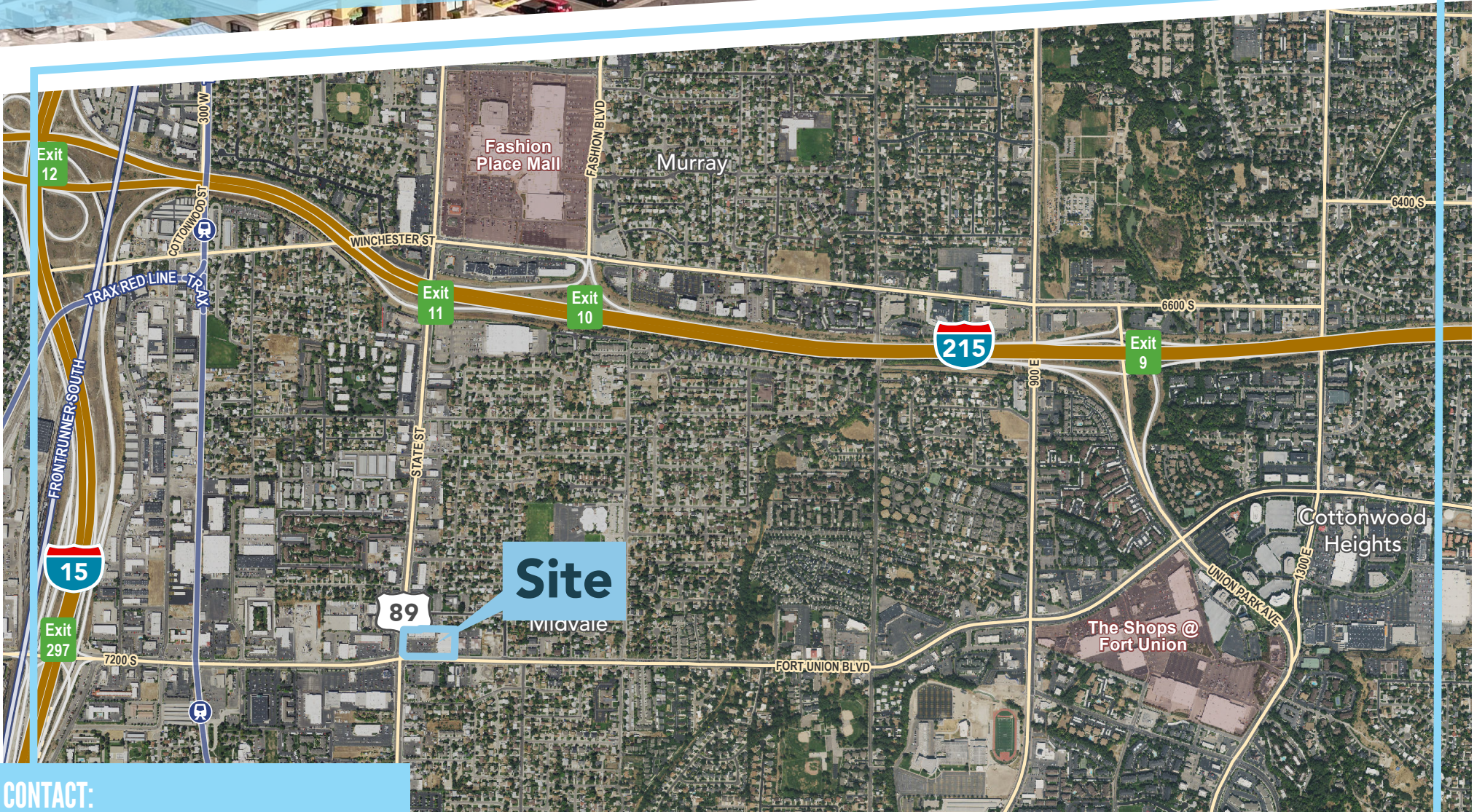


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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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