



# For Lease

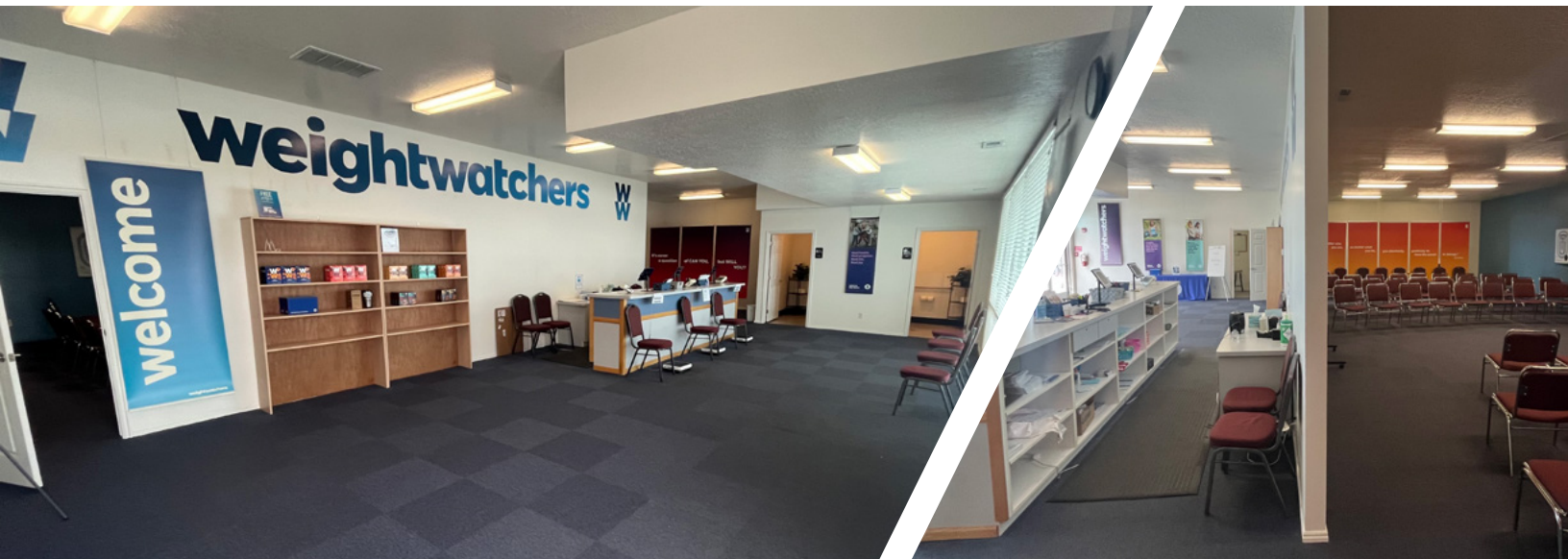
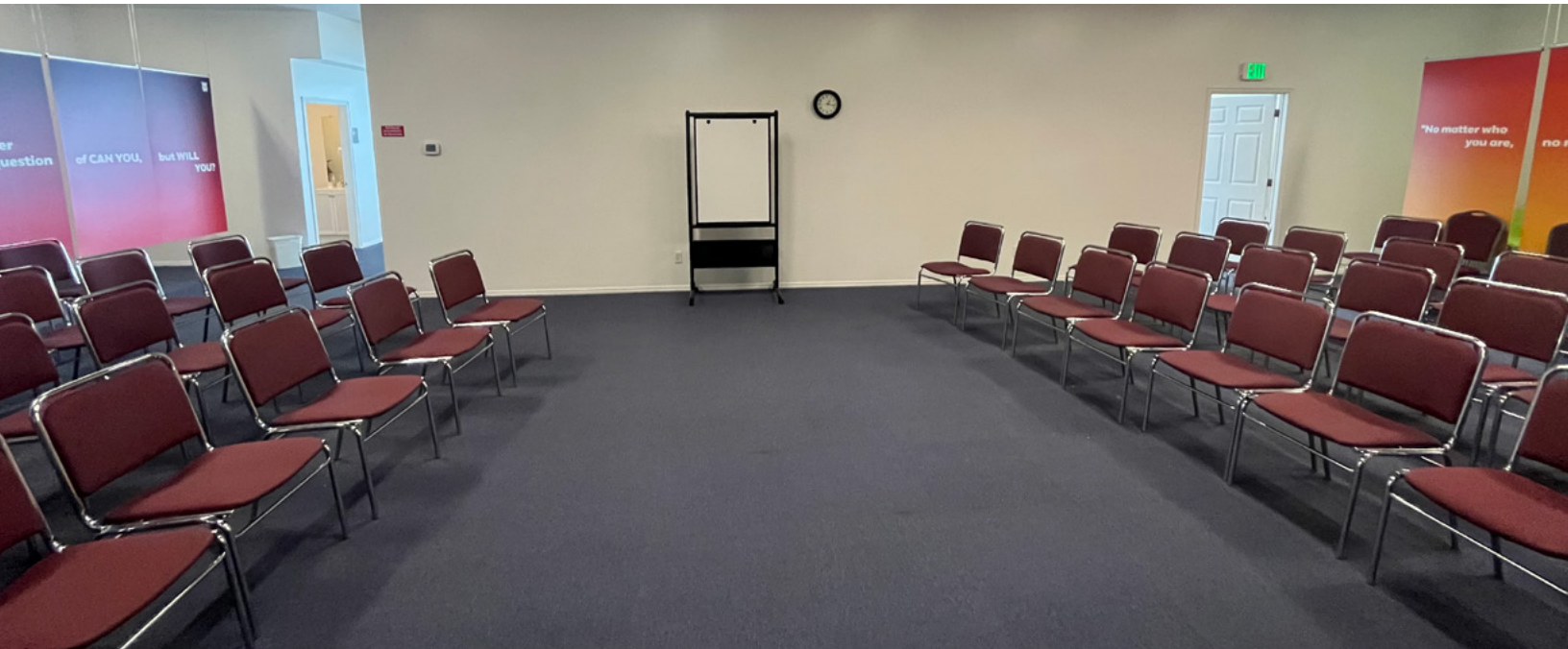
348 E 12300 S DRAPER, UT

2,380 SF AVAILABLE



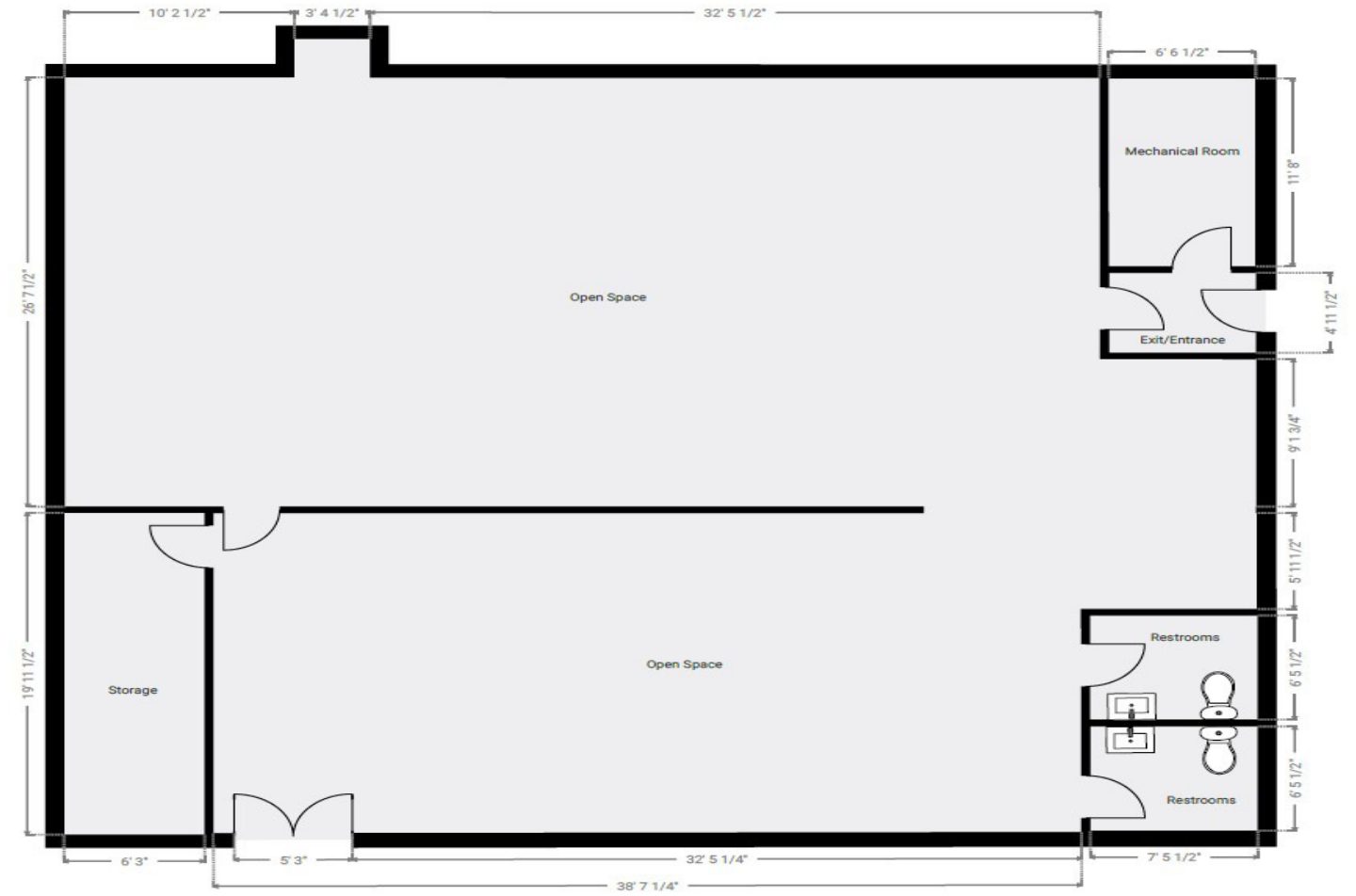
Jones Lang LaSalle Brokerage, Inc.





# FLOOR PLAN

GROUND LEVEL - 2,380 SF



## BUILDING & PROPERTY HIGHLIGHTS

AMPLE PARKING  
ON-SITE

ASKING RATE:  
\$25.00/SF (Gross + Electric)

BUILDING TYPE:  
RETAIL/OFFICE

AVAILABLE:  
IMMEDIATELY

BUILDING SINGAGE OPPORTUNITY  
VISIBLE FROM 12300 S. (32,251 ADT)

GREAT ACCESS  
1-15 & 12300 S





# DEMOGRAPHICS

POPULATION	2 mile	5 mile	10 mile
2010 Population	38,542	172,502	587,404
2022 Population	41,773	205,039	742,882
2027 Population	43,534	217,459	803,717
Annual Growth 2010-2022	0.7%	1.6%	2.2%
Annual Growth 2022-2027	0.8%	1.2%	1.6%
Median Age	35.2	34.6	32.7
Bachelor's Degree or Higher	39%	39%	37%
U.S. Armed Forces	29	109	664

HOUSEHOLDS	2 mile	5 mile	10 mile
2010 Households	10,478	51,679	181,060
2022 Households	11,473	63,035	231,377
2027 Household Projection	12,025	67,155	250,384
Annual Growth 2010-2022	1.1%	2.1%	2.6%
Annual Growth 2022-2027	1.0%	1.3%	1.6%
Owner Occupied Households	9,179	52,106	191,658
Renter Occupied Households	2,846	15,049	58,726
Average Household Size	3.3	3.2	3.2
Average Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	536.9M	2.8B	9.8B

INCOME	2 mile	5 mile	10 mile
Average Houslehold Income	\$134,700	\$125,990	\$116,200
Median Household Income	\$112,995	\$104,778	\$96,650
< \$25,000	670	4,661	17,862
\$25,000 - \$50,000	1,072	6,462	28,816
\$50,000 - \$75,000	1,606	9,262	38,567
\$75,000 - \$100,000	1,616	9,492	35,152
\$100,000 - \$125,000	1,487	8,584	32,003
\$125,000 - \$150,000	1,211	6,331	22,762
\$150,000 - \$200,000	1,962	9,453	30,595
\$200,000 +	1,850	8,790	25,620



348 EAST 12300 SOUTH DRAPER, UT



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