

DRIVE-THRU RETAIL AVAILABLE

4179 Riverdale Rd, Riverdale, UT 84405

For Lease: \$4,000 / Mo [Absolute Net]



4179 Riverdale Rd,
Riverdale, UT 84405

Property information

- Land area: 0.39 Acres
- Building Size: 1,320 SF
- Inside to Inside SF: 1,100 SF
- Zoning: RCP
- Traffic: 55,708 ADT
- Drive-thru
- Pylon sign with excellent visibility
- Near high volume Tenants (Dutch Bros, Starbucks, Raising Cane's, In N Out)

Riverdale

| DEMOGRAPHICS | 1 Miles | 3 Miles | 5 Miles |
|------------------------|----------|----------|----------|
| 2024 Population | | | |
| Total Population | 11,121 | 86,261 | 181,111 |
| Total Households | 3,717 | 29,558 | 75,210 |
| Median HH Income | \$62,914 | \$59,713 | \$65,695 |
| 2024 Employment | | | |
| Total # Employees | 6,861 | 35,227 | 80,649 |
| Total # Businesses | 281 | 2,880 | 6,916 |

*Demographics provided by Costar

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Dell Nichols
Commercial Real Estate LLC

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