

WEST VALLEY CORNER FOR SALE

6383 West 3500 South • West Valley City, Utah 84128

Holiday



HIGHLIGHTS

- SALE PRICE: \$2,250,000
- LOT SIZE: 1.25 ACRES
- HARD CORNER OF SIGNALIZED INTERSECTION
- ZONED C-1 (NEIGHBORHOOD COMMERCIAL)
- GAS RESTRICTED
- SURVEY AND GEOTECH AVAILABLE

3500 SOUTH 14,200 ADT

6400 WEST 7,700 ADT

SITE

TANNER OLSON

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JOE MILLS

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PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	17,891	95,173	200,634
2024 EST. DAYTIME POPULATION	1,239	20,556	66,166
2024 EST. AVG HH INCOME	\$125,894	\$115,048	\$109,816
2024 EST. HOUSEHOLDS	4,885	27,097	58,757
2024 EST. BUSINESSES	185	1,438	4,216

