

UINTAH SPRINGS BUSINESS PARK

6696 South 2500 East, Uintah, UT

DRIVE-THRU RESTAURANT SPACE FOR LEASE



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PREMISES

Located on the north west corner of Hwy 89 and Hwy 84

SIZE

Unit 1A: 1,549 SF

Unit 1D: 1,549 SF

LEASE RATE

\$37.00 PSF/NNN

ESTIMATED CAM

\$5.00 PSF

NEIGHBORS

Seven Brothers Burgers, Starbucks, The Foundry Weddings and Events, The Picklr, WhiteClouds, CrossFit, Tee Box

COMMENTS

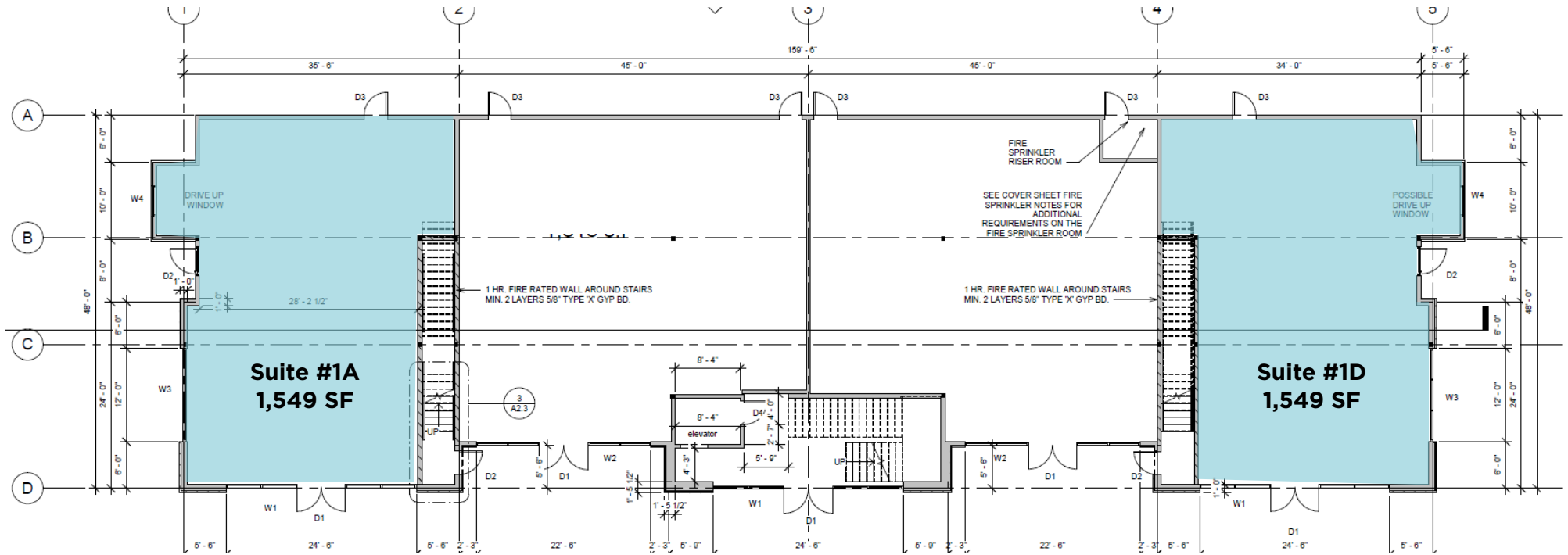
- New construction
- Both units will be delivered in gray shell
- TI Allowance for qualified Tenants
- Both units have access to Grease Trap
- High traffic counts
 - » 46,392 ADT on Hwy 89
 - » 20,010 ADT on Hwy 84






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NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 AVERAGE HOUSEHOLD INCOME
1 Mile	3,193	\$128,572	\$148,499
3 Miles	33,428	\$74,001	\$145,899
5 Miles	101,614	\$95,688	\$120,708

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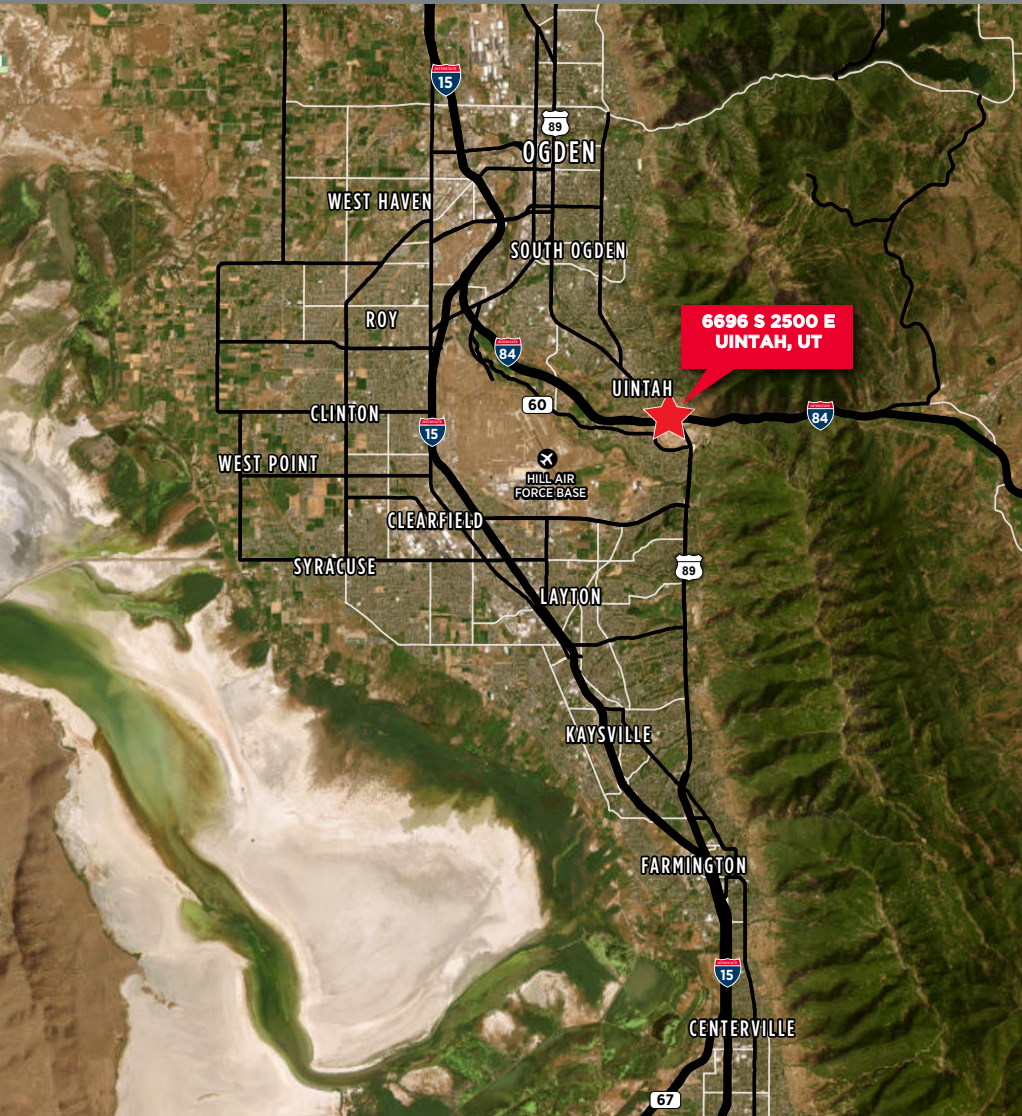
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