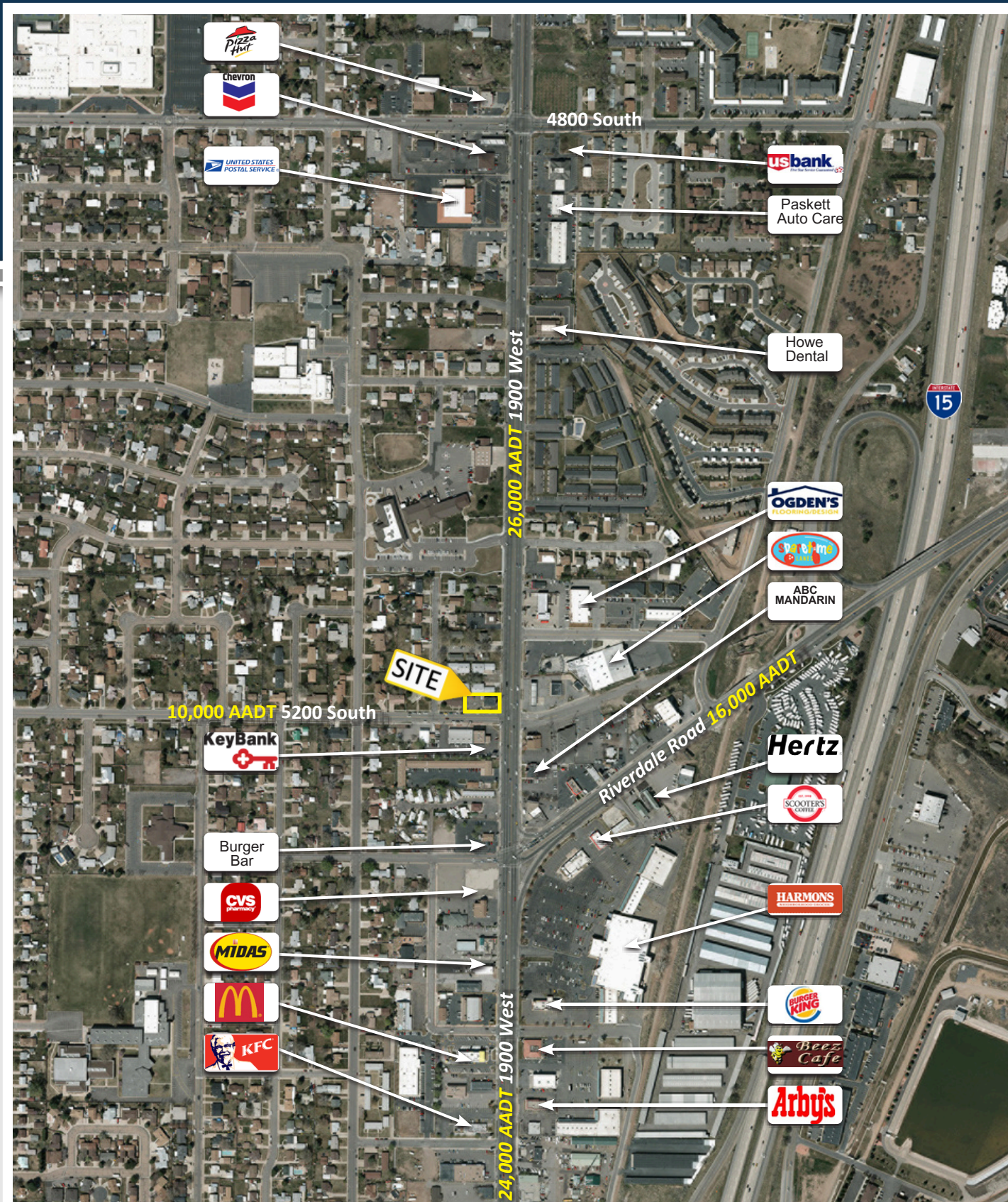


AERIAL VIEW

RIVERDALE POINT
1920 WEST 5200 SOUTH, ROY, UTAH 84067



OFFICE

RIVERDALE POINT
1920 WEST 5200 SOUTH, ROY, UTAH 84067



NEARBY TENANTS



PROPERTY FEATURES

- \$1,400,000 asking price
- Newly Remodeled
- Executive Suites
- Both Small and Large Units available
- Monument Signage Available
- High Exposure Location
- Easy Access to I-15
- Shared Conference Room
- AADT: 16,000 -- 1900 West
- AADT: 10,000 -- 5200 South

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,951	84,949	203,695
Household	4,783	28,450	67,508
Income	\$80,854	\$87,667	\$86,719

RYAN WICKNICK
RETAIL/INVESTMENT SPECIALIST
801.393.2733 OFFICE
801.309.1640 CELL
ryan@ppc-utah.com

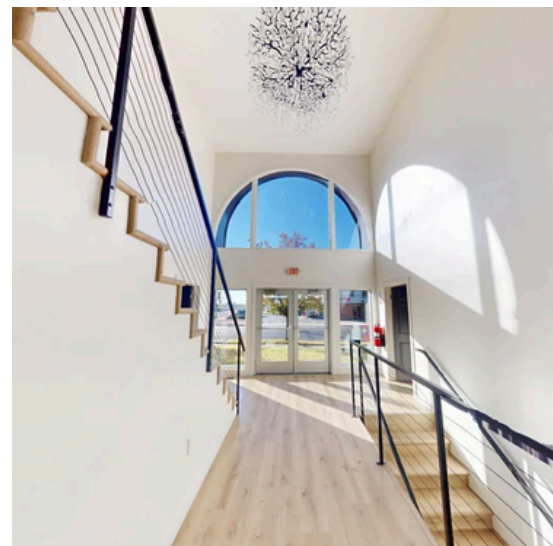
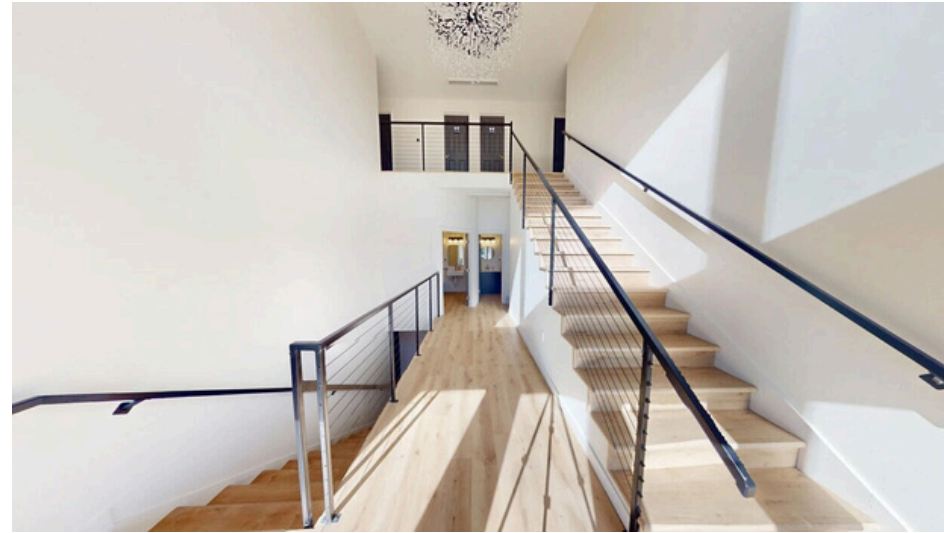


PRESTON TEICHERT
RETAIL LEASING AGENT
801.393.2733 OFFICE
385.456.8883 CELL
preston@ppc-utah.com



RIVERDALE POINT

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FLOOR PLANS

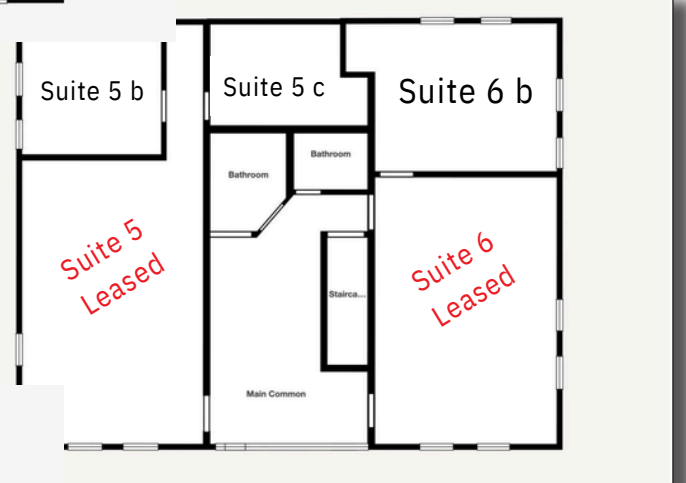
RIVERDALE POINT

1920 WEST 5200 SOUTH, ROY, UTAH 84067



Main Floor

Bottom Floor



Rent Table

Second Floor			
Suite	Rent	Expenses	Total
1	\$421.50	\$193.42	\$614.92
2	\$810.00	\$371.70	\$1,181.70
3	\$520.50	\$238.85	\$759.35
4	\$421.50	\$193.42	\$614.92
Main Floor			
Suite	Rent	Expenses	Total
5	\$1,592.90	\$644.97	\$2,237.87
6	\$1,366.80	\$553.42	\$1,920.22
Bottom Floor			
Suite	Rent	Expenses	Total
7	\$1,097.50	\$604.36	\$1,701.86
8	\$537.50	\$295.98	\$833.48
9	\$433.75	\$238.85	\$672.60