

ANTELOPE STATION

PHASE 1, FOR SALE – LOT 3 – 0.63 ACRES

FOR SALE | GROUND LEASE | BTS



PROPERTY DETAILS

1700 South 3000 West, Syracuse, UT 84075

PHASE 1

- For sale – lot 3 – 0.63 acres
- Asking \$30.00/SF
- Multi-tenant building
- Unit 3B – 3,042 SF available with drive-thru

PHASE 2

- 2,925- 20,000 SF Available Retail | Office | Medical Use
- Located at Antelope Drive and 3000 West, with visibility off the new West Davis Corridor

- Perfect retail development in rapidly growing area
- Traffic Counts:
 - » Antelope Drive 21,945 ADT
 - » 3000 West: 5,230 ADT
- Future anticipated traffic counts on West Davis Corridor by year 2030-24,000+ ADT
- Across the street from new Syracuse COSTCO coming soon

2025 DEMOS

EST. POPULATION

1 MILE » 16,526
3 MILE » 78,393
5 MILE » 154,735

EST. HOUSEHOLDS

1 MILE » 4,717
3 MILE » 23,532
5 MILE » 49,533

EST. AVERAGE HH INCOME

1 MILE » \$135,554
3 MILE » \$122,264
5 MILE » \$112,696

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PHASE 1

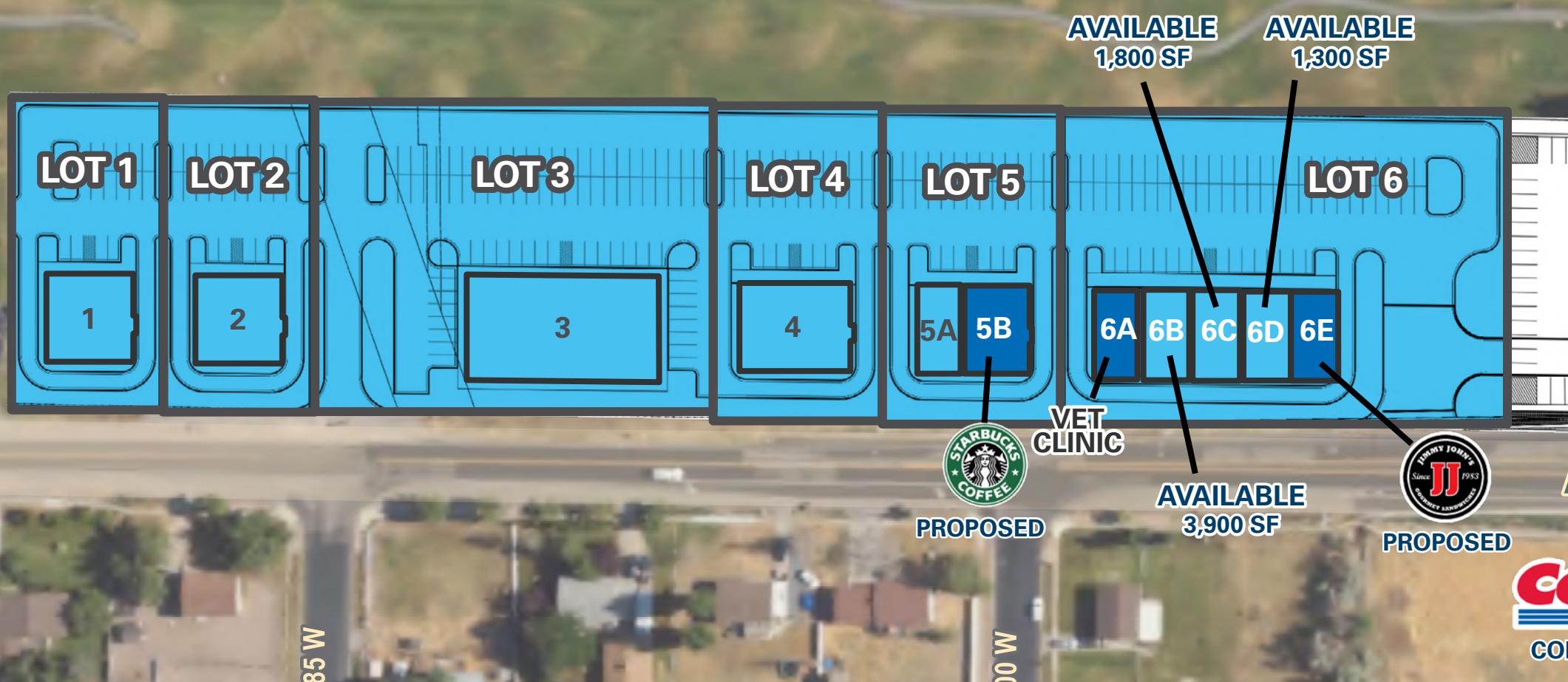


PHASE 2



PHASE 2

LOT	SUGGESTED USE	SF	PARKING
1	Available - Drive Thru	3,840	16
2	Available - Drive Thru	3,840	24
3	Available - Medical/Office	20,000	81
4	Available - Drive Thru	4,925	30
5A	Available	2,925	30
5B	Starbucks (proposed)	2,000	
6A	Vet Clinic (proposed)	3,000	72
6B	Available	3,900	
6C	Available	1,800	
6D	Available	1,300	
6E	JImmy John's (proposed)	1,300	







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