



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



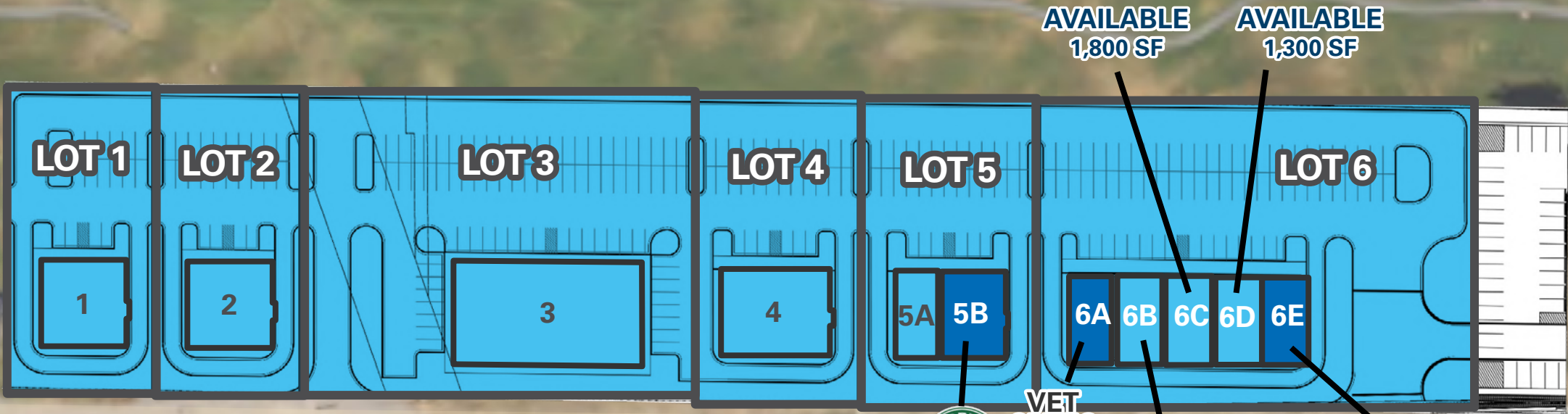
PHASE 2

LEASED

PROPOSED

AVAILABLE

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	Jlmmy John’s (proposed)	1,300	



PROPOSED

VET CLINIC

PROPOSED

AVAILABLE
3,900 SF

ANTELOPE DR

COMING SOON





NEWMARK

MOUNTAIN WEST

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.