

5TH PLAZA

500 S 200 W Bountiful, UT 84010



Investment Realty
ADVISORS

ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliot@iraut.com

Up to 2,250 sf of Retail Space

PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

5th South Retail Plaza is a well located strip center with ample parking in the midst of Bountiful's business and retail district. Amazing visibility and access 500 S and 200 W, just off the 500 S Exit on I-15! Average Daily Traffic along 500 South is 29,000.

Located at 273 W 500 S Bountiful, UT 84010

5th Plaza is well established and one of the most recognizable neighborhood retail centers in Bountiful. Zoned General Commercial. Owner/Agent.

2,250 SF Premium Retail – Second-Generation Bakery / Food Service with Drive-Thru Highly visible 2,250 SF retail suite featuring a premium bakery and food service build-out with top-of-the-line materials and upscale finishes throughout. The space includes commercial-grade vinyl flooring, multiple sinks, a finished drop-tile ceiling, and a dedicated drive-thru window, offering both refined design and operational efficiency. Exceptional frontage, strong co-tenancy, and convenient access within a high-traffic retail center make this a rare opportunity for a quality operator seeking a move-in-ready, elevated location.

OFFERING SUMMARY

Lease Rate:	\$30.60 SF/yr (NNN)
Number of Units:	25
Available SF:	2,250 SF
Lot Size:	2.63 Acr
Building Size:	38,205 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,161	26,165	35,085
Total Population	13,819	78,303	107,988
Average HH Income	\$54,644	\$79,891	\$85,766

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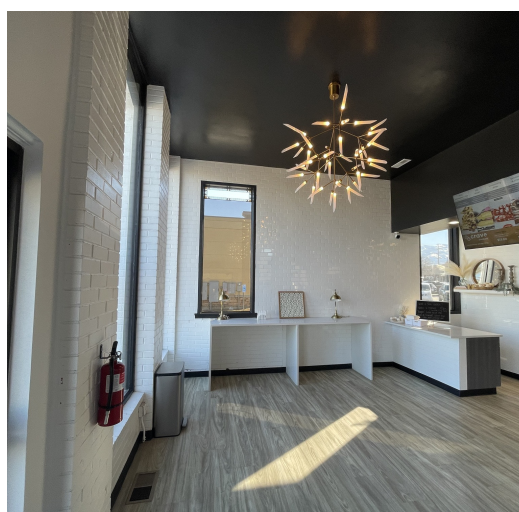
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ADDITIONAL PHOTOS



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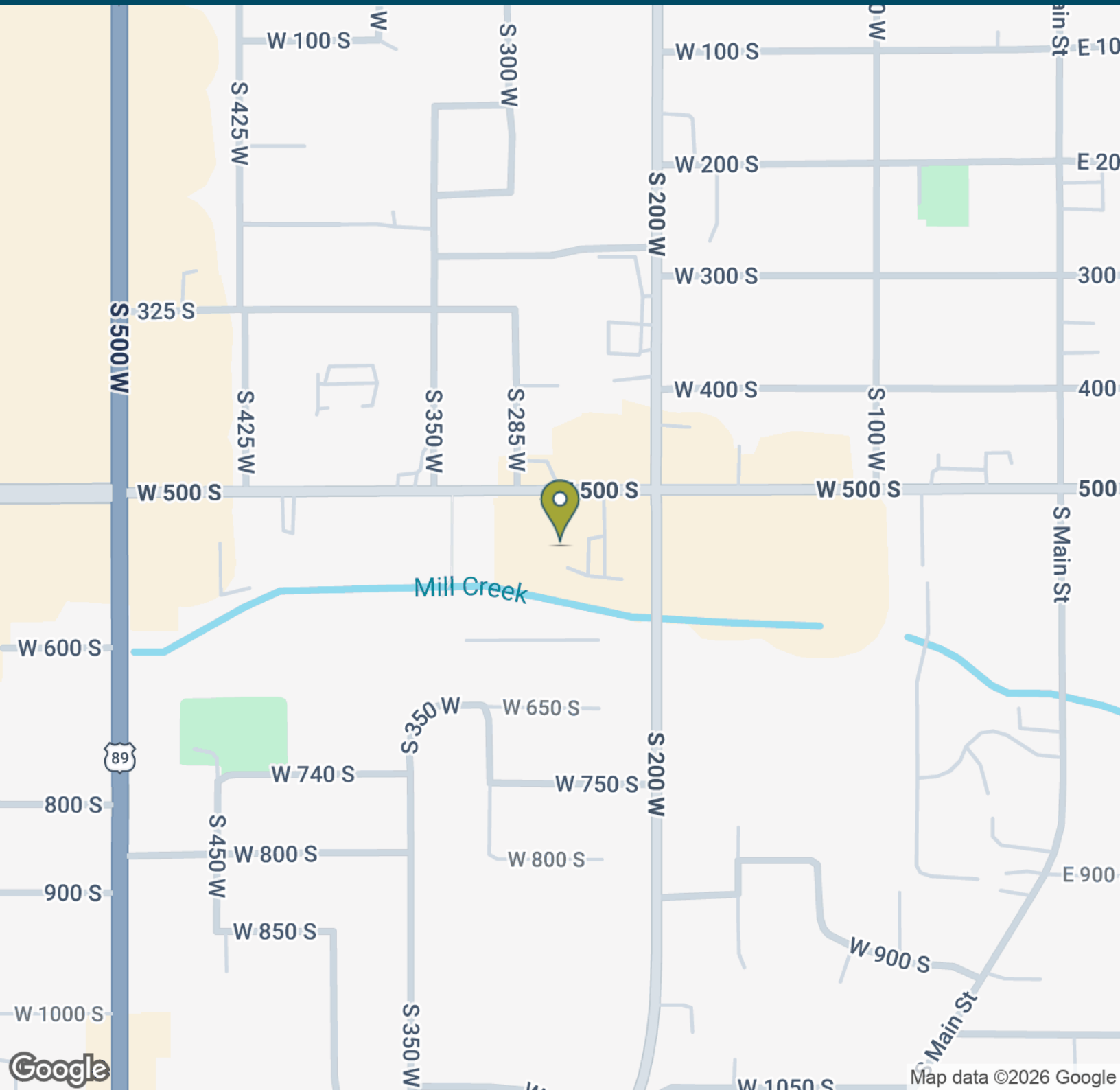
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LOCATION MAP



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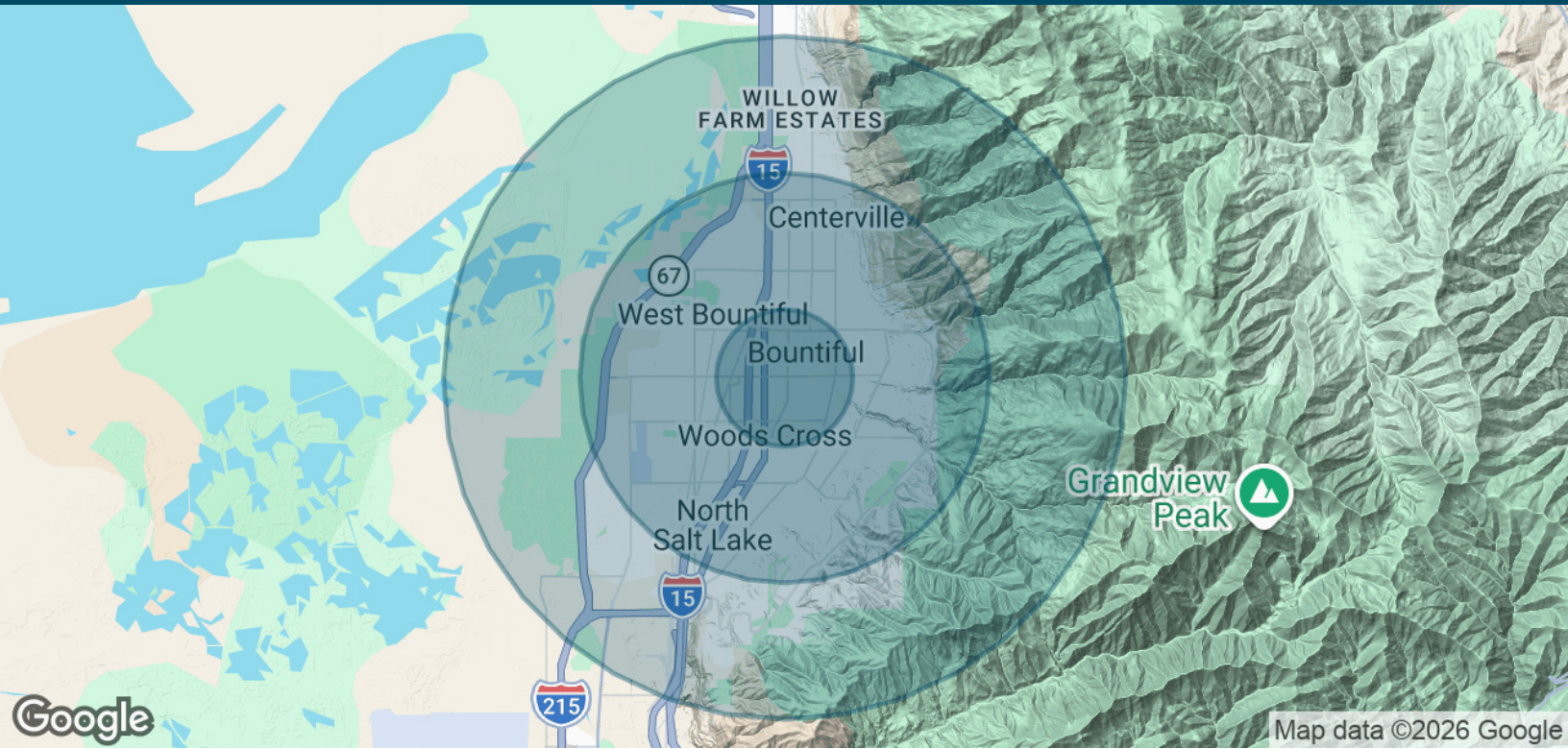
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,819	78,303	107,988
Average Age	31.3	33.8	32.6
Average Age (Male)	28.6	32.0	30.9
Average Age (Female)	34.1	35.1	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,161	26,165	35,085
# of Persons per HH	2.7	3.0	3.1
Average HH Income	\$54,644	\$79,891	\$85,766
Average House Value	\$248,653	\$293,487	\$321,140

2020 American Community Survey (ACS)

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