



RETAIL/WAREHOUSE FOR LEASE

2964 SOUTH STATE STREET, SOUTH SALT LAKE 84115

DO NOT DISTURB TENANT



Property Information

- 17,500 SF Retail/Warehouse Available
- Clearance Height: 17'
- (1) Dock High Door
- Fire Sprinkled
- State Street Frontage
- Pylon and Building Signage Available
- Ample Parking
- Easy Access to I-15 and I-80

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,342	147,590	392,482
Households	6,026	60,939	160,101
Avg. Household Income	\$69,350	\$82,259	\$90,336

Traffic Counts

State Street : 28,371 Annual Average Daily Traffic
 2950 South: 9,362 Annual Average Daily Traffic

LEASE RATE : \$15.00/SF YEAR NNN

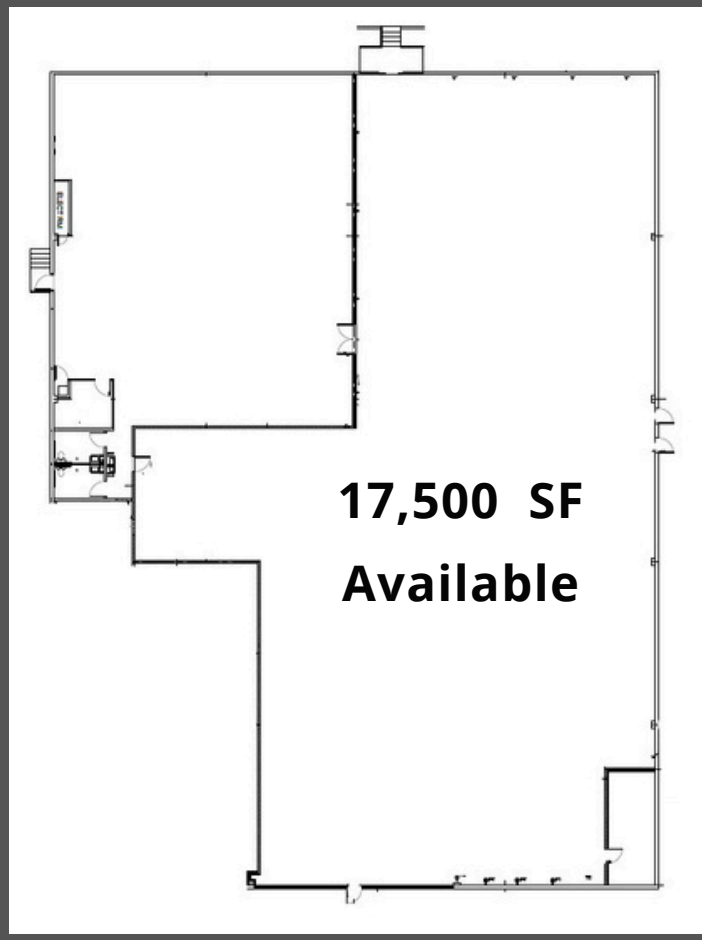
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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