



ANTELOPE STATION

1700 South 3000 West, Syracuse, UT 84075

SALE, GROUND LEASE, LEASE OR BTS



PROPERTY DETAILS

SALE PRICE: CONTACT BROKER
LEASE RATE: CONTACT BROKER

PHASE 1

- LOT 3- For Sale or Lease
- Suite 3B – 3,042 SF available with drive thru
- Multi-tenant building

PHASE 2

- For Sale, GL, Lease, BTS
- 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



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PHASE 1



PHASE 1



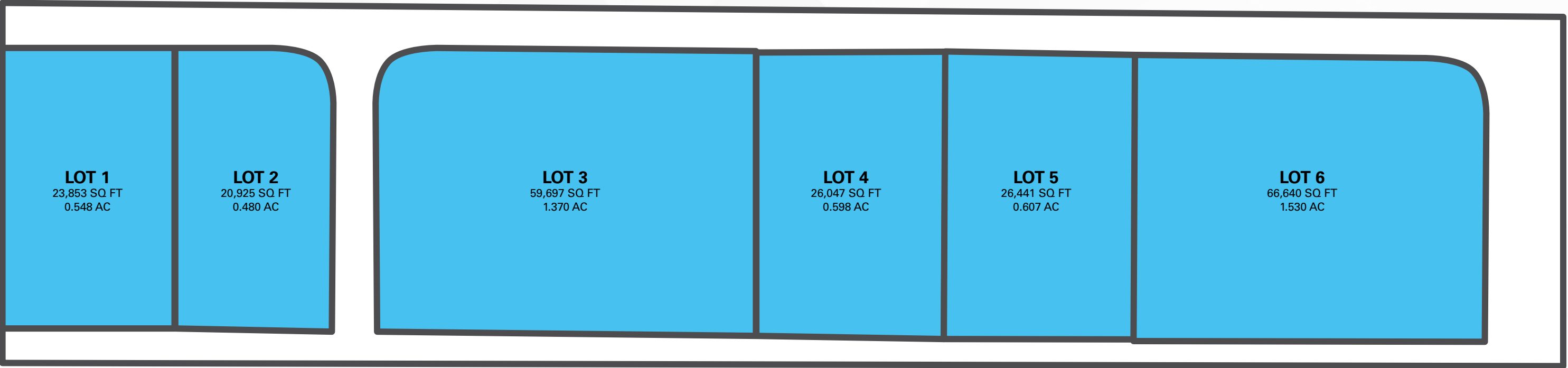
PHASE 2



PHASE 2

UNAVAILABLE

AVAILABLE



ANTELOPE DRIVE
(1700 SOUTH)

PHASE 2

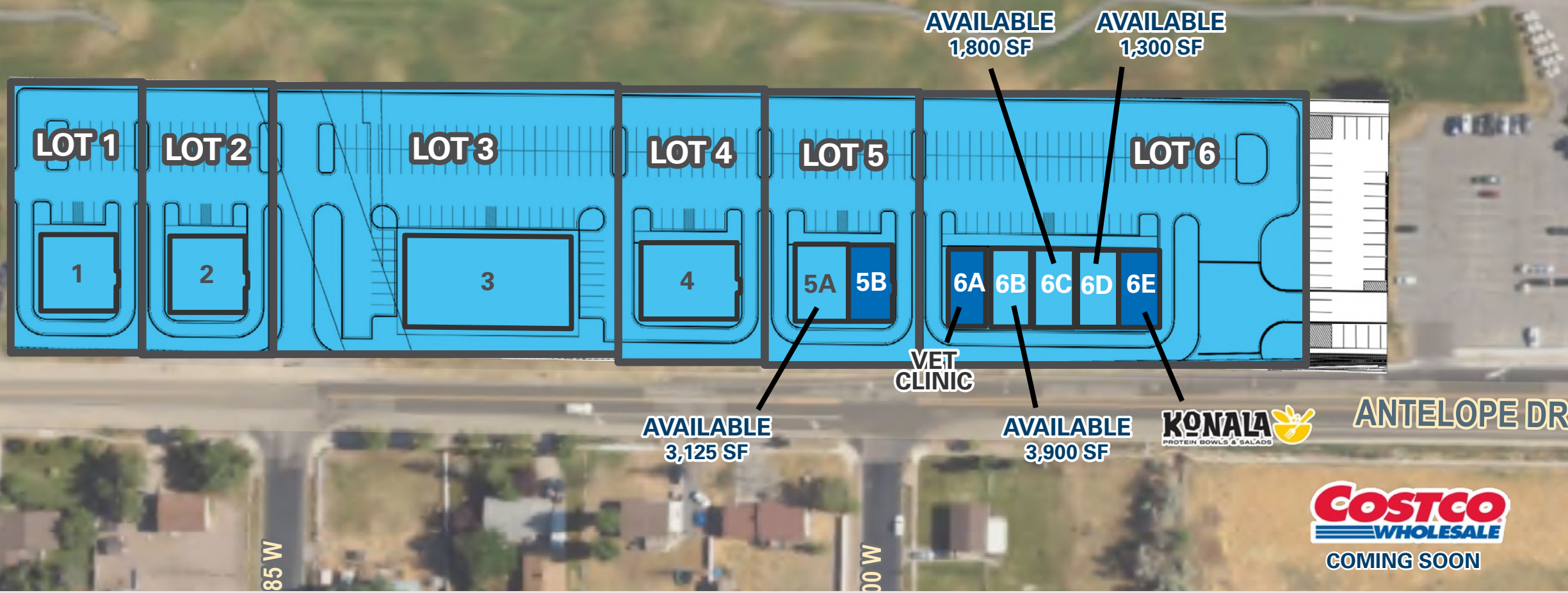
For Sale, GL, Lease or BTS

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	3,125	30
5B	Jimmy John's (proposed)	1,800	
6A	Vet Clinic (proposed)	3,000	72
6B	Available	3,900	
6C	Available	1,800	
6D	Available	1,300	
6E	Konala Grill	1,300	



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.