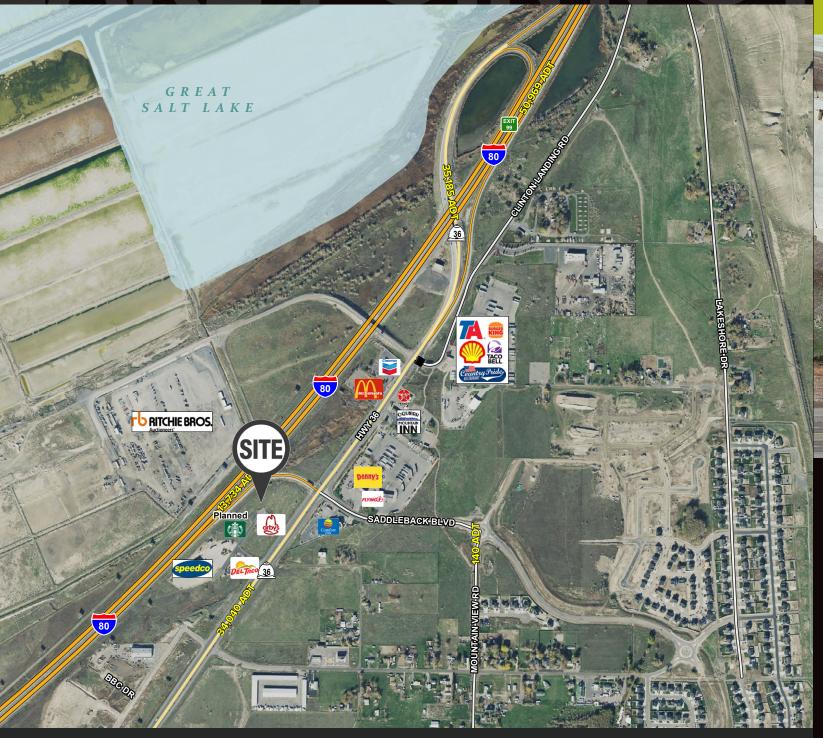
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#### **TANNER OLSON**

801.930.6752 | tolson@legendllp.com

#### **JOE MILLS**

801.930.6755 | jmills@legendllp.com

## **DEMOGRAPHICS**

	3 MILE	5 MILE	10 MILE
2023 EST. POPULATION	5,035	17,277	56,905
2028 PROJECTED POPULATION	5,635	20,745	64,080
2023 EST. DAYTIME POPULATION	1,707	4,388	20,344
2023 EST. AVG HH INCOME	\$148,593	\$144,624	\$112,183
2023 EST. HOUSEHOLDS	1,513	4,797	16,450
2023 EST. BUSINESSES	80	209	926



**INTERSTATE 80**43,900 VEHICLES PER DAY

**HWY 36** 30,000 VEHICLES PER DAY

PARTNER XTEAM RETAIL ADVISORS



801.930.6750 | www.legendllp.com 2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

## NIGHLIGHTS

- PADS AVAILABLE FOR SALE
  - 960 SF | 0.5 AC | 19 PARKING SPACES
  - 0.6 ACRES
  - 0.61 ACRES
  - 1.19 ACRES
- CONTACT AGENT FOR PRICING
- LOCATED AT THE MAIN POINT OF FREEWAY ACCESS FOR TOOELE, STANSBURY PARK AND GRANTSVILLE
- RAPIDLY GROWING TRADE AREA
- HIGH TRAFFIC COUNTS WITH ABOUT 40% OF TRAFFIC FROM TRUCKERS

### **P**LOCATION HWAY 201 WB HWY-201/EB 201 80 est/Bench 171 3500 S 5 MILE 3 MILE WEST 80 SOELBERG'S TRACTOR SUPPLY CO 179 Ampatheater 5400 S MOUNTAINVIEW S THINK Copper Rim 960 SF 0.5 ACRES 7800 S Future 0.6 ACRES 0.61 ACRES JORDAN liddiard STATIZ HWY 48 OLD BINGHAM HWY Walmart maceys Lucky arbys JOANN (S) Wendy's 1.19 ACRES SOUTH Oquirrh Hills Golf Course TOOELE BILLBOARD EASEMENT ENTRY NO. 312811 VINEST BIG5 Olympia HIIIS HERRIMAN 938 Agres, 3380