



PROPERTY INFORMATION

- 3,764 SF MEDICAL/GENERAL OFFICE
- ANCHORED BY HARMONS
- BUILDING SIGNAGE AVAILABLE
- AMPLE PARKING
- BUSY LOCATION WITH HIGH TRAFFIC COUNTS
- EASY ACCESS TO BANGERTER HWY & MOUNTAIN VIEW CORRIDOR

LEASE RATE: \$24.00/SF YEAR NNN

DEMOGRAPHICS

1 Mile 3 Mile 5 Mile

Population	21,166	142,901	326,985
Households	5,862	40,711	97,521
Avg. Household Income	\$95,154	\$98,158	\$98,260

TRAFFIC COUNTS

6200 South: 19,932 Annual Average Daily Traffic

4800 West: 14,018 Annual Average Daily Traffic

**Contact
801.617.1700**

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COUGAR PLAZA MEDICAL/GENERAL OFFICE

4916-4960 WEST 6200 SOUTH, KEARNS, UTAH 84118



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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