

# STREET LEVEL RETAIL FOR LEASE

## 1749 SOUTH STATE STREET

1749 South State St | Salt Lake City, Utah 84115

### Property Highlights

- 591 SF Available
- Excellent State Street Access & Visibility
- \$24.50 PSF Modified Gross Lease
- Ventilation and Grease Traps in Place
- Glass Roll-Up Garage Doors
- Parking Lot Access to North of the Building
- Common Area Bathroom
- Walkable from SLCC & Transit

CHLOE CYPERS

801.644.6299

ccypers@legendcommercial.com

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801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS

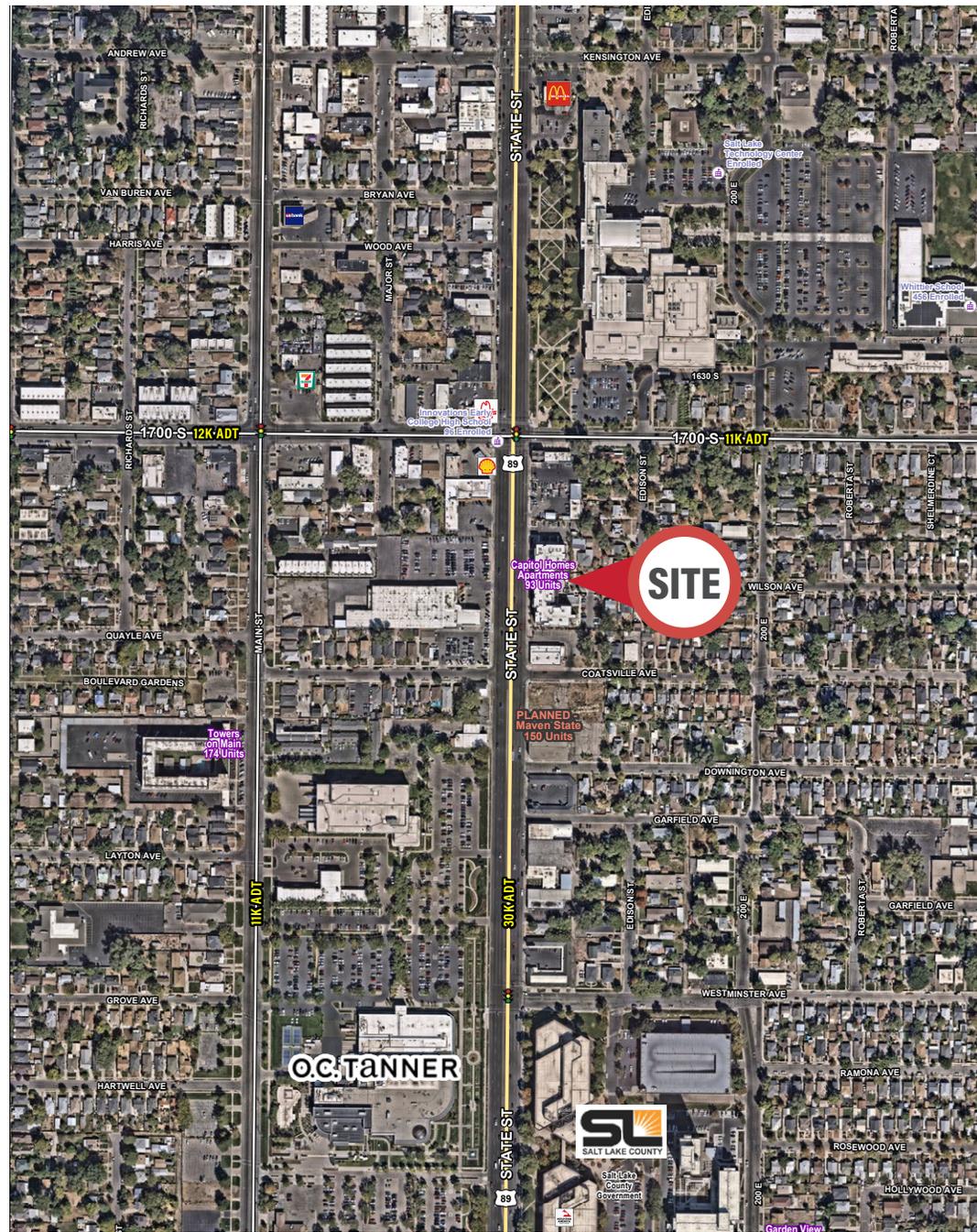


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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	20,920	187,244	383,516
2030 PROJECTED POPULATION	24,104	206,206	399,641
2025 HOUSEHOLDS	9,939	87,223	163,409
2025 AVG HH INCOME	\$91,893	\$107,685	\$114,670
2025 BUSINESSES	1,164	10,810	19,787
2025 DAYTIME POPULATION	13,430	132,754	260,259



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## COMMON AREA

ADDITIONAL PARKING



**591 SF**  
AVAILABLE

STREET PARKING RESERVED FOR RETAIL TENANTS



STATE STREET **30,000 ADT**

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