

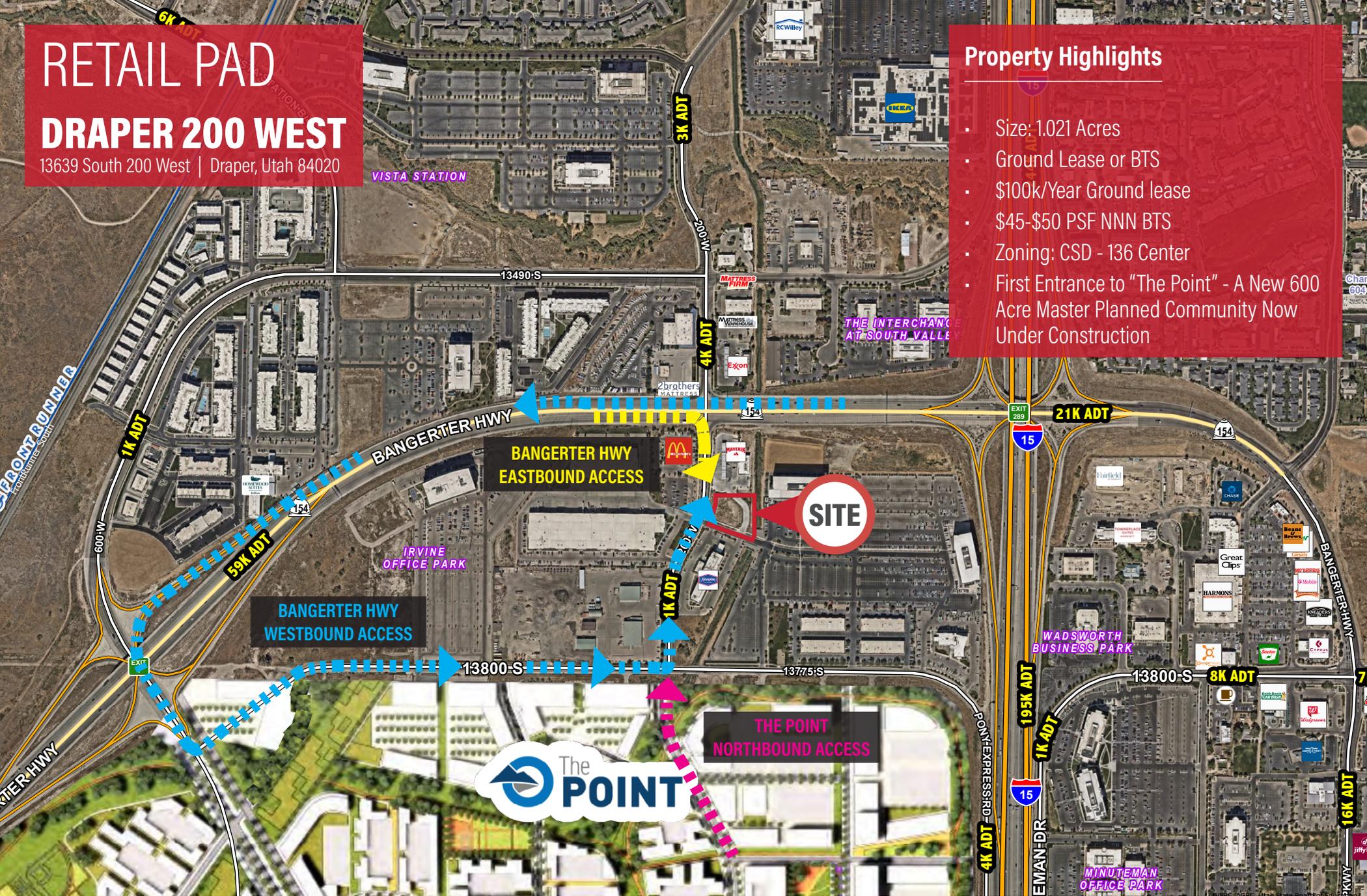
RETAIL PAD

DRAPER 200 WEST

13639 South 200 West | Draper, Utah 84020

Property Highlights

- Size: 1.021 Acres
- Ground Lease or BTS
- \$100k/Year Ground lease
- \$45-\$50 PSF NNN BTS
- Zoning: CSD - 136 Center
- First Entrance to "The Point" - A New 600 Acre Master Planned Community Now Under Construction



ALEX DEBRY
801.556.1421

adebry@legendcommercial.com

CONNOR DEBRY
801.557.9119

cdebry@legendcommercial.com

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

PARTNER **XTEAM**
RETAIL ADVISORS



DRAPER 200 WEST

13639 South 200 West | Draper, Utah 84020



234,000 ADT



188,000 ADT

BANGERTE HWY 59,000 ADT



200 WEST

**VERTICAL CONSTRUCTION
BEGINS 2026
(click for more details)**

ALEX DEBRY
801.556.1421

adebry@legendcommercial.com

CONNOR DEBRY
801.557.9119

cdebry@legendcommercial.com

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



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	10,940	73,196	178,239
2030 PROJECTED POPULATION	11,843	74,962	179,416
2025 HOUSEHOLDS	3,606	22,835	56,129
2025 AVG HH INCOME	\$152,549	\$167,725	\$169,791
2025 BUSINESSES	600	3,866	8,905
2025 DAYTIME POPULATION	7,191	38,352	98,172



ALEX DEBRY
801.556.1421

adebry@legendcommercial.com

CONNOR DEBRY
801.557.9119

cdebry@legendcommercial.com

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

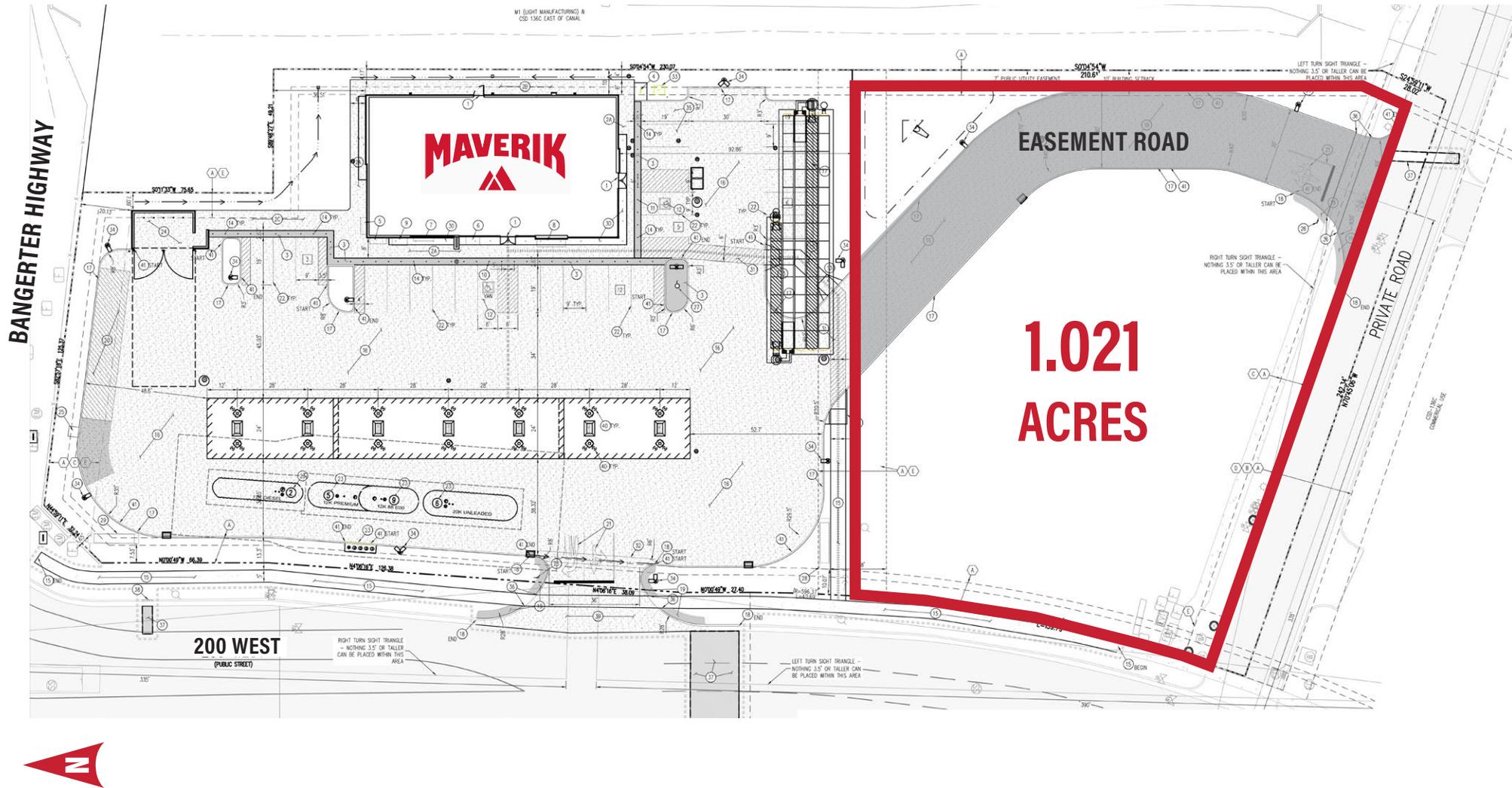
PARTNER **XTEAM**
RETAIL ADVISORS



© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

DRAPER 200 WEST

13639 South 200 West | Draper, Utah 84020



ALEX DEBRY
801.556.1421

adebry@legendcommercial.com

CONNOR DEBRY
801.557.9119

cdebry@legendcommercial.com

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

PARTNER **XTEAM**
RETAIL ADVISORS



DRAPER 200 WEST

13639 South 200 West | Draper, Utah 84020



188,000 ADT



VERTICAL CONSTRUCTION
BEGINS 2026
(click for more details)



13800 SOUTH



200 WEST



BANGERTE HWY 59,000 ADT

ALEX DEBRY
801.556.1421

adebry@legendcommercial.com

CONNOR DEBRY
801.557.9119

cdebry@legendcommercial.com

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

PARTNER **XTEAM**
RETAIL ADVISORS

