

FOR LEASE > RETAIL SPACE

Prime State Street Retail



3356 SOUTH STATE STREET | SOUTH SALT LAKE, UTAH



Property Information

- > 0.5 acre on State Street with excellent signage potential
- > Size: 4,800 SF total
- > 12' X 12' roll up door (can be converted to glass store front)
- > Perimeter offices with large open/lobby/showroom space
- > Two restrooms
- > 13' Clear height
- > Electrical drops and sprinklered throughout space
- > Large fenced, fully secured parking lot
- > Gas forced heat & evaporative cooling throughout
- > Beautiful pool with cover and wrought iron enclosure
- > Great central valley location
- > Minutes from I-15 w/ access via 3300 south
- > 3 Blocks from TRAX station (very walkable)
- > Surrounded by area retailers
- > Tremendous potential!
- > Lease rate: negotiable

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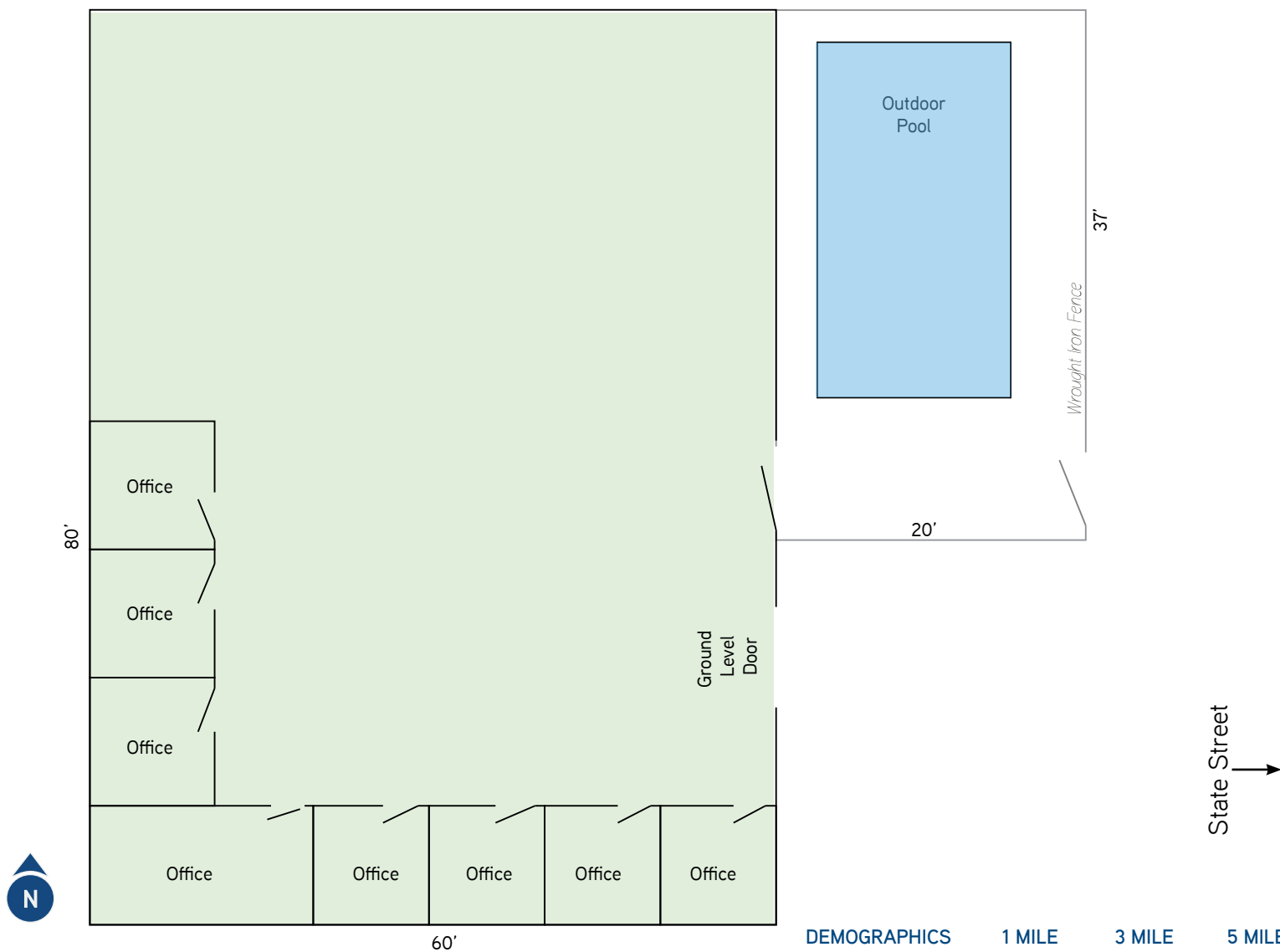
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Salt Lake City, UT 84121

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	16,499	145,087	388,363
2022 Projected	17,586	153,072	407,786
Households			
2017 Estimated	6,467	58,170	148,603
2022 Projected	6,881	61,346	156,192
Income			
2017 Median HHI	\$40,607	\$49,559	\$53,063
2017 Average HHI	\$51,980	\$64,189	\$73,318
2017 Per Capita	\$20,645	\$26,417	\$28,595

Information provided by ESRI Business Analyst

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