



- 1,500 SF - Main Level Retail Space  
Lease Rate: \$2,500.00/Month Modified Gross
- 1,200 SF - Main Level Retail Space  
Lease Rate: \$2,000.00/Month Modified Gross

- Creative Space with Wood Floors
- Tenant Improvement Allowance Available
- Ample Parking
- High Visibility on State Street
- Brand New Roof
- Close to I-15, Franklin Covey Ballpark
- Excellent Location with Easy Freeway Access

## Demographics

	1 Mile	3 Mile	5 Mile
Population	18,370	152,402	311,496
Households	8,024	64,363	121,747
Avg. Household Income	\$34,982	\$43,513	\$46,704

## Traffic Counts

State Street: 24,440 Annual Average Daily Traffic

**SAM CHRISTENSEN**

**801.361.9798**

**SAM.CHRISTENSEN@CRCNATIONWIDE.COM**



**COSTAR  
POWER BROKER**

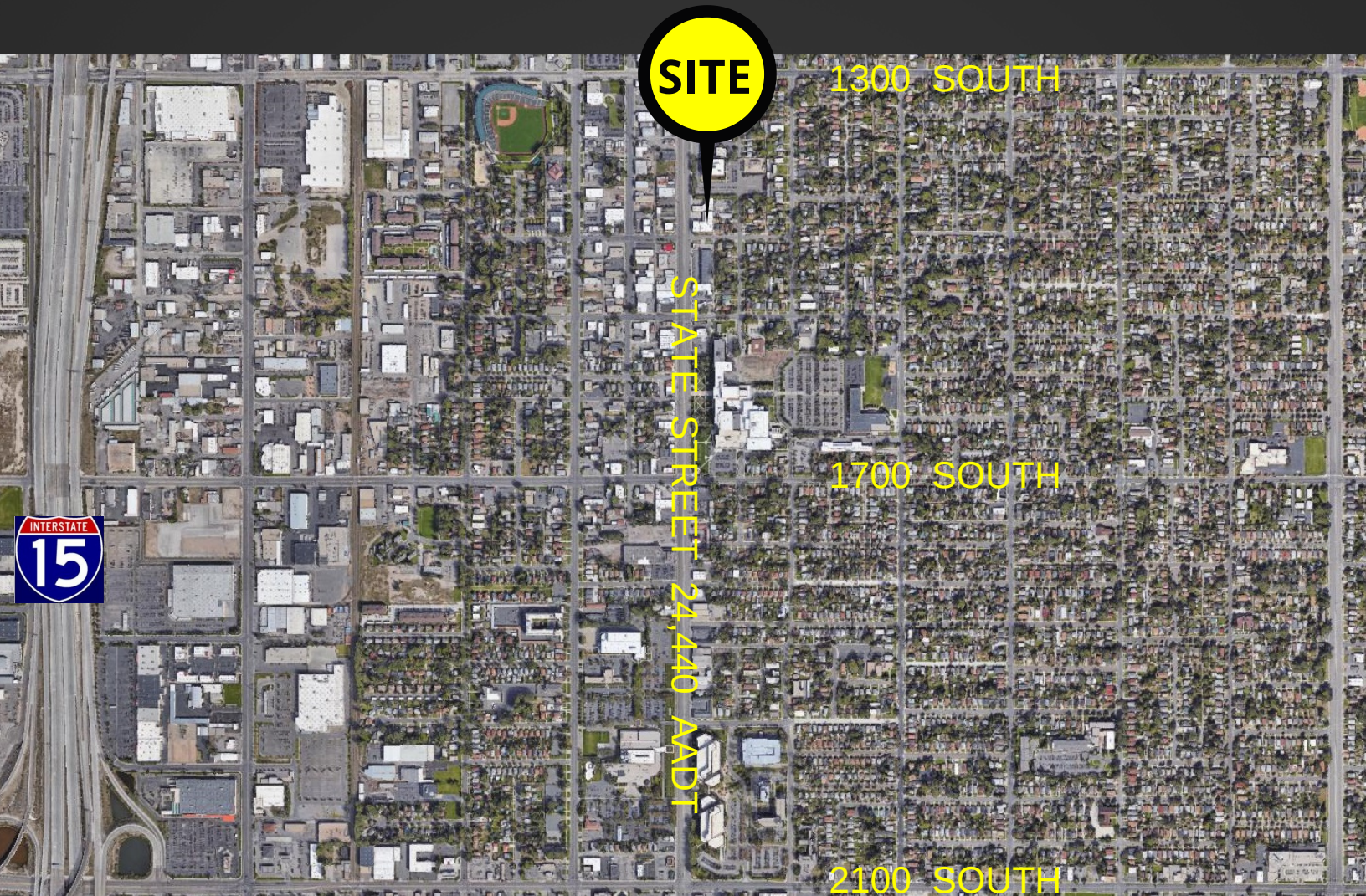
**cRc**

nationwide

# COMMERCIAL REAL ESTATE CONSULTANTS

1435 S. STATE STREET, SALT LAKE CITY, UTAH 84115

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.



**Contact:**

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