



cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS



40 & 60 WEST 500 SOUTH, BOUNTIFUL, UTAH 84010

WELL BELOW MARKET RENTS!



BUILDING 1:
 - **Unit 2:** 4,500 SF
 Lease Rate: \$7.00/SF YEAR NNN

BUILDING 2:
 - **Unit 3:** 840 SF
 Lease Rate: \$980.00/Month Full Service
 - **Unit 4:** 456 SF
 Lease Rate: \$532.00/Month Full Service

- Month to Month Leases Available
- New Tenants Include:
 Light Haven & Haaga Mattress
- (3) Large Pylon Signs
- High Visibility!
- Central Location
- Nearby Tenants: Natural Grocers,
 Einstein Bros. Bagels, Papa Murphy's
 Pizza, The UPS Store
- Easy Access to I-15

Demographics

	1 Mile	3 Mile	5 Mile
Population	14,819	73,764	100,306
Households	5,549	24,214	32,317
Avg. Household Income	\$66,082	\$85,411	\$88,310

Traffic Counts

500 South: 20,350 Annual Average Daily Traffic
 Main Street: 8,850 Annual Average Daily Traffic

801.617.1700



**COSTAR
 POWER BROKER AWARD**
 TOP FIRM IN SALES & LEASING
 2010, 2011, 2012, 2013, 2014, 2015, 2016

SCOT BOLEY
 SCOT.BOLEY@CRCNATIONWIDE.COM

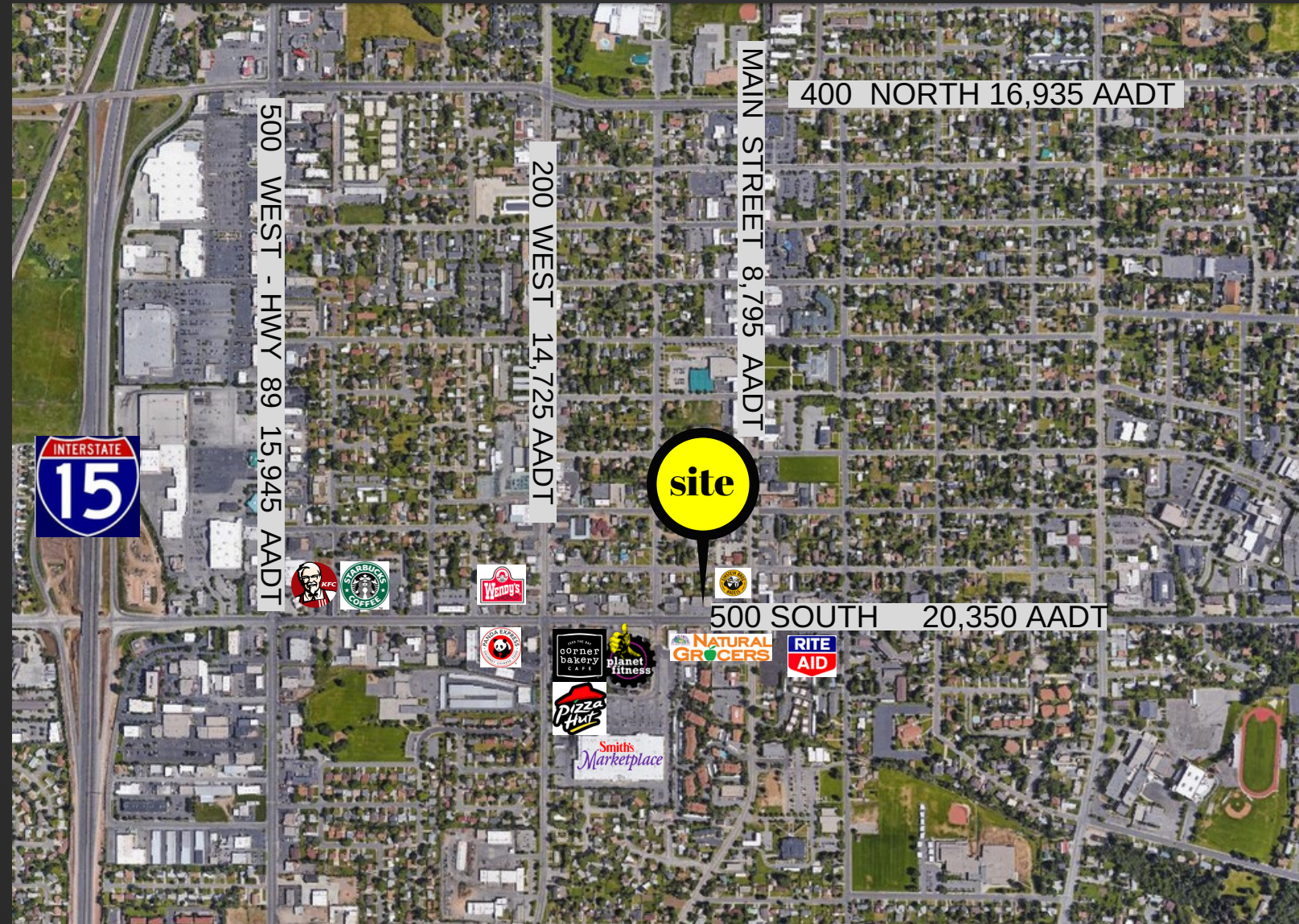


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