



CRC NATIONWIDE



**SPECIAL
MOVE IN
RATE!!**

5696 WEST 3500 SOUTH, WEST VALLEY CITY 84128

- 2,625 SF FREE STANDING RETAIL BUILDING FULLY EQUIPPED RESTAURANT
- DRIVE THRU
- FORMER DAIRY QUEEN
- **TENANT IMPROVEMENTS AVAILABLE**
- SITE SIZE: 0.43 ACRES
- FIBER AVAILABLE
- BRAND NEW HVAC SYSTEM
- BUSY AREA WITH HIGH TRAFFIC COUNTS
- MANY RETAIL AMENITIES NEARBY
- **LOCATED RIGHT OFF THE FUTURE MOUNTAIN VIEW CORRIDOR**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,320	114,510	242,008
TOTAL HOUSEHOLDS	4,707	31,286	69,655
AVG. HOUSEHOLD INCOME	\$73,741	\$61,544	\$60,775

TRAFFIC COUNTS

3500 South: 28,100 ANNUAL AVERAGE DAILY TRAFFIC
 5600 West: 38,365 ANNUAL AVERAGE DAILY TRAFFIC

LEASE RATE REDUCED!! : ~~\$21.00/SF NNN~~ TO \$14.00/SF NNN

* Special Move In Rate!! *

SALE PRICE REDUCED!! : ~~\$950,000.00~~ TO \$900,000.00

* Seller Financing Available *

801.617.1700

DANEILE SNELLING



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Mountain View Corridor is a freeway, transit and trail system. UDOT recently got approved for a second phase to build an additional section of Mountain View Corridor from 4100 South to State Road 201. This will create major traffic right by the site providing excellent exposure in the near future.

"When we can finally connect Mountain View Corridor to S.R. 201 that's going to be a game changer. More people are going to be using it especially people who are moving out to the west side where we have so much growth." Said UDOT spokesperson, John Gleason.



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**COSTAR
POWER BROKER AWARD**
TOP FIRM
2010, 2011, 2012, 2013,
2014, 2015, 2016, 2017

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