



# cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS



75 EAST FORT UNION BLVD., MIDVALE 84047

## GARDEN SQUARE RETAIL/OFFICE FOR SALE OR LEASE



### Property Information

- Suite 201-204: 2,000 SF Office  
Lease Rate: \$16.00/SF NNN
- Fiber Available
- Excellent Visibility with High Traffic Counts
- Ample Parking
- Prime Retail Location on Hard Corner with Access from State Street and Fort Union Blvd.
- Easy Access to I-215 and I-15

### Demographics

	1 Mile	3 Mile	5 Mile
Population	16,175	129,026	365,233
Households	6,214	47,802	130,491
Avg. Household Income	\$54,672	\$63,871	\$68,423

### Traffic Counts

State Street: 38,620 Annual Average Daily Traffic  
 Fort Union Blvd.: 19,615 Annual Average Daily Traffic

**FOR INVESTMENT SALE DETAILS CONTACT : 801.617.1700**

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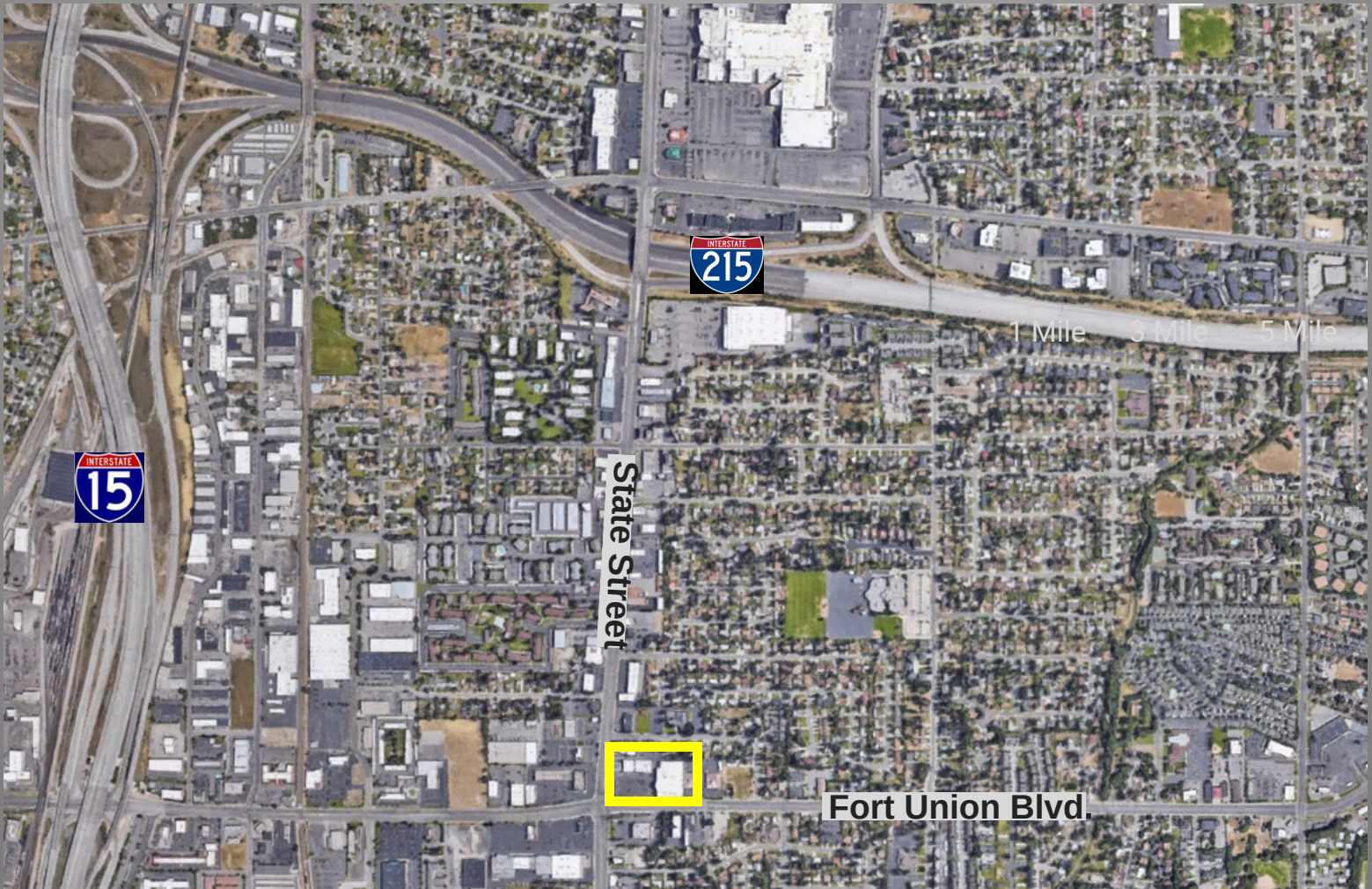
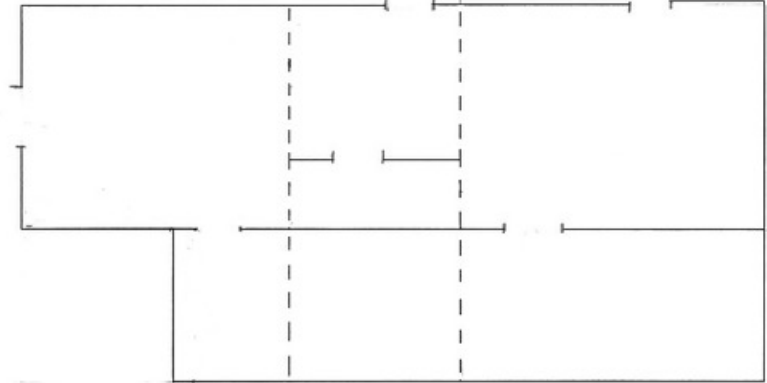
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