

CRC NATIONWIDE



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

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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









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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.

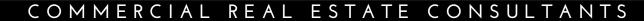
"When we can finally connect
Mountain View Corridor to S.R.
201 that's going to be a game
changer. More people are going
to be using it especially people
who are moving out to the west
side where we have so much
growth." Said UDOT
spokesperson, John Gleason.



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