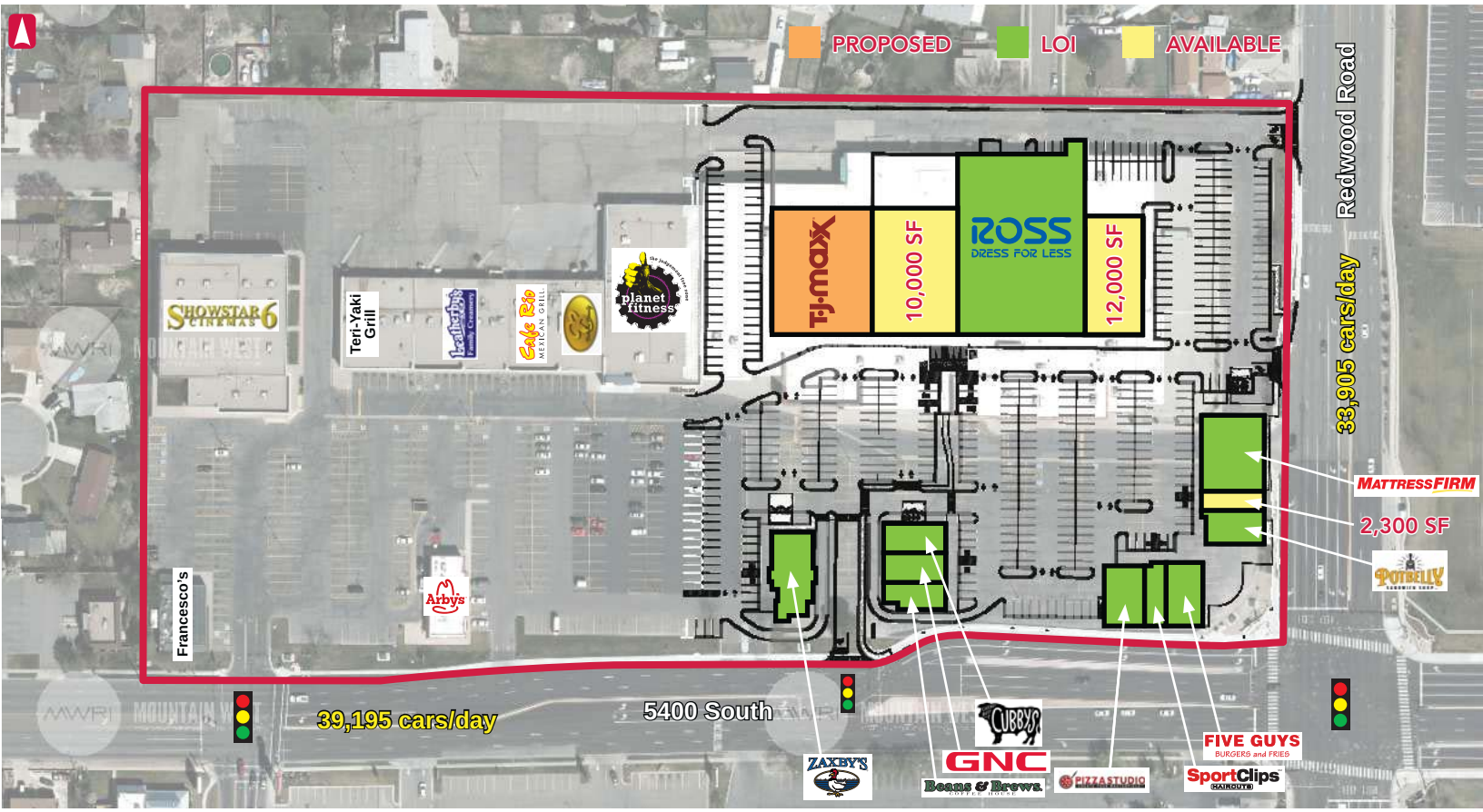
LEGACY PLAZA AT 54TH

MOUNTAIN WEST
RETAIL & INVESTMENT COMMERCIAL REAL ESTATE

5400 SOUTH & REDWOOD ROAD (NWC) • TAYLORSVILLE • UTAH • 84118



FOR LEASE

PROPERTY SPECS

- Proposed Redevelopment of Center
- Shop Space: $28.00–$35.00 PSF NNN
- Junior Anchor Space Available
- Ground Lease / Pads Available
- Restaurant Pad Available
- Available Spring 2015
- Access from 5400 South & Redwood Road
- Good Cotenancy
- Intersection has highest Traffic Count in Salt Lake County

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2014 ESTIMATED POPULATION	14,896	147,707	395,692
2019 PROJECTED POPULATION	15,363	153,531	415,583
HOUSEHOLDS			
2014 ESTIMATED HOUSEHOLDS	5,181	49,406	131,992
2019 PROJECTED HOUSEHOLDS	5,356	51,641	139,354
2014 EST. AVERAGE HH INCOME	$70,543	$63,826	$61,845
2014 EST. MEDIAN HH INCOME	$57,645	$53,509	$51,813
2014 EST. PER CAPITA INCOME	$24,424	$21,404	$20,839

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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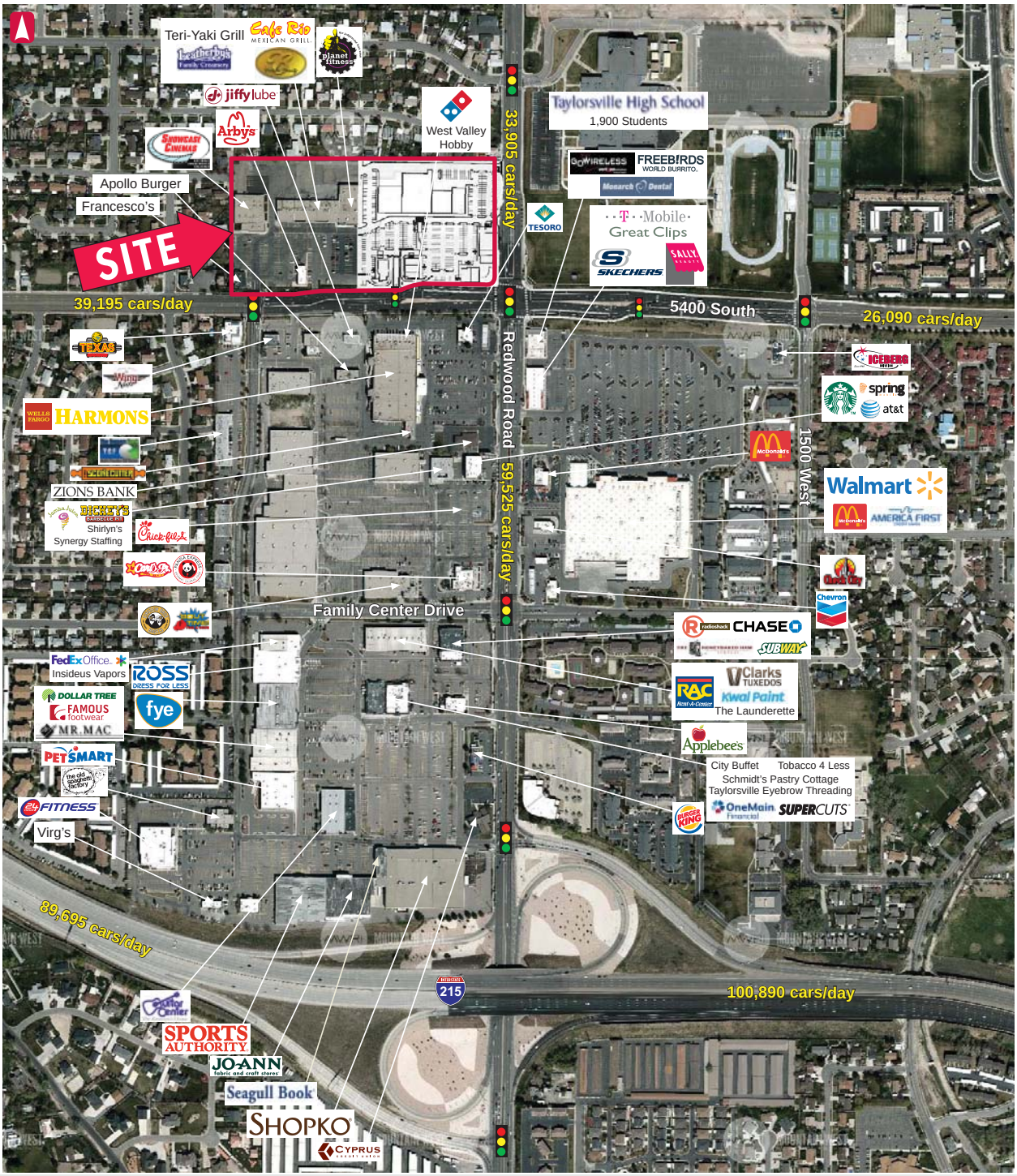

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LEGACY PLAZA AT 54TH

Legacy Plaza at 54th sits on the northwest corner of 5400 South and Redwood Road in Taylorsville, the busiest surface street intersection in Utah. For years this center was known for its largest building, which was most recently home to Furniture Warehouse. Now under new ownership, this prime commercial site is having some great transformations being made there.

Residents witnessed the demolition of the anchor building on March 26, 2015. In its place will be several mid-sized retail buildings. And, in addition, four new pad buildings flanking the corner of Redwood Road and 5400 South are under construction. New tenants will include retail, restaurants, and entertainment—some of which are familiar to Taylorsville and others who are new to this area. The variety of offerings will be a welcome change in this business landscape.