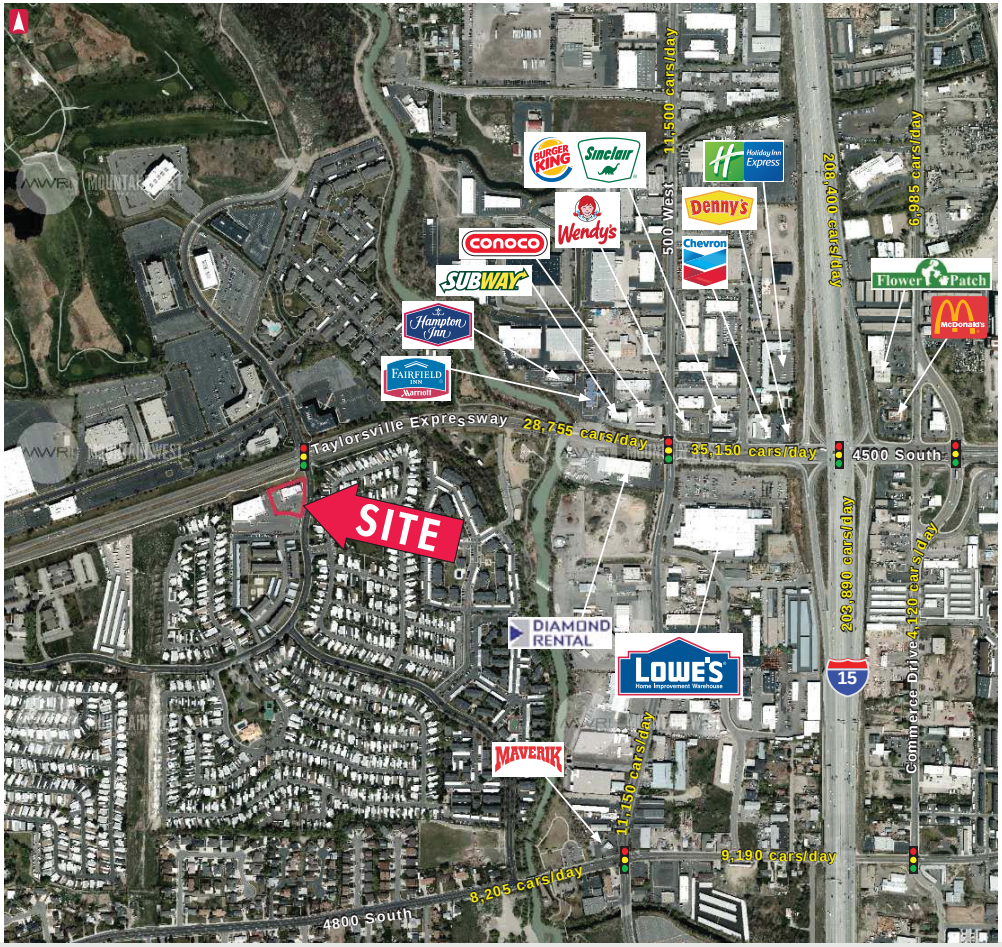
TAYLORSVILLE CROSSING

4546 SOUTH 815 WEST • TAYLORSVILLE • UTAH • 84123

MOUNTAIN WEST
RETAIL & INVESTMENT COMMERCIAL REAL ESTATE



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MOUNTAIN WEST | PARTNER X TEAM INTERNATIONAL | Newmark Grubb ACRES

376 East 400 South, Suite 120 | Salt Lake City, Utah 84111
Office 801.456.8800 | Fax 801.578.5500
www.mtnwest.com

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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FOR LEASE

PROPERTY SPECS

- Retail Space Available
  2,350 SF
  $20.00 PSF NNN
- Office Space Available
  Suite 201: 1,868 SF
  Suite 202: 1,551 SF
  Suite 203: 1,080 SF
  Suite 204: 3,509 SF
  $16.00 Full Service
- Great Frontage on 4500 South
- Minutes From I-15
- Tenant Improvements Available
- Free Rent for Qualifying Tenants
- Ample Parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2014 ESTIMATED POPULATION	14,936	143,322	391,346
2019 PROJECTED POPULATION	15,443	148,983	410,851
HOUSEHOLDS			
2014 ESTIMATED HOUSEHOLDS	5,273	48,195	131,228
2019 PROJECTED HOUSEHOLDS	5,466	50,386	138,510
2014 EST. AVERAGE HH INCOME	$65,589	$63,248	$61,517
2014 EST. MEDIAN HH INCOME	$54,245	$52,990	$51,559
2014 EST. PER CAPITA INCOME	$23,074	$21,338	$20,849

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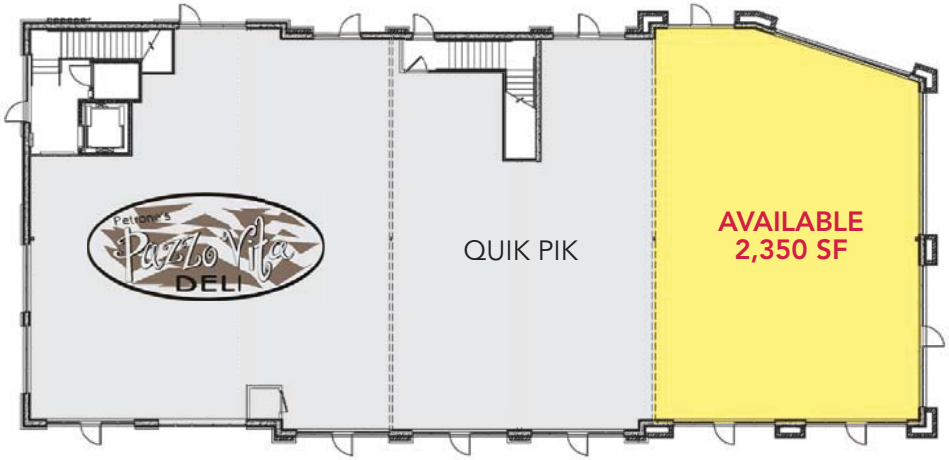
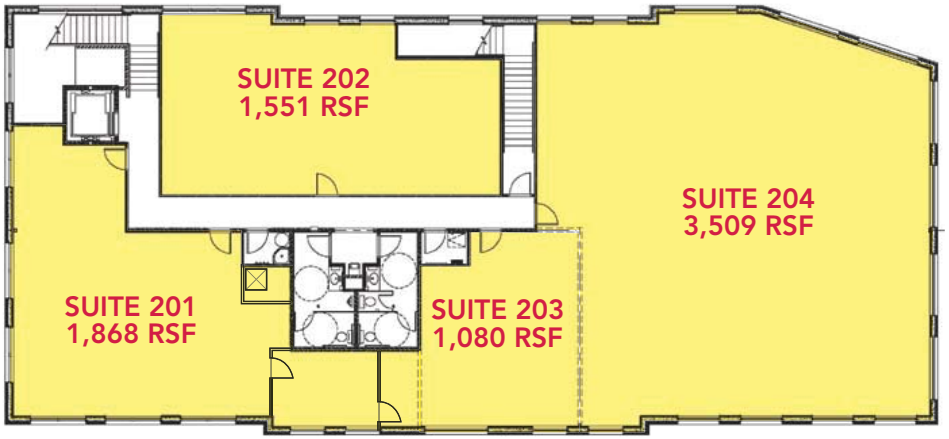
MAIN LEVEL RETAIL



SECOND LEVEL OFFICE



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