



## Center Highlights

Anchored by Fresh Market and Rite Aid, located on Redwood Rd this center caters to the daily needs of the Taylorville community. It also serves the needs of the nearby Salt Lake Community College, with more than 15,000 students.

**Center Address:** S Redwood Rd at W 4800 S

**City/State:** Taylorville, UT

**Population:** 3 mile radius – 148,724 people

**Avg. Household Income:** \$61,771

**Traffic Counts:** S Redwood Rd at W 4800 S - 102,685

**Property Size:** 134,000 sq. ft.

**Latitude/Longitude:** 40.665433 N, -111.942313 W

### Leasing Executive

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### Property Manager

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4700 SOUTH STREET

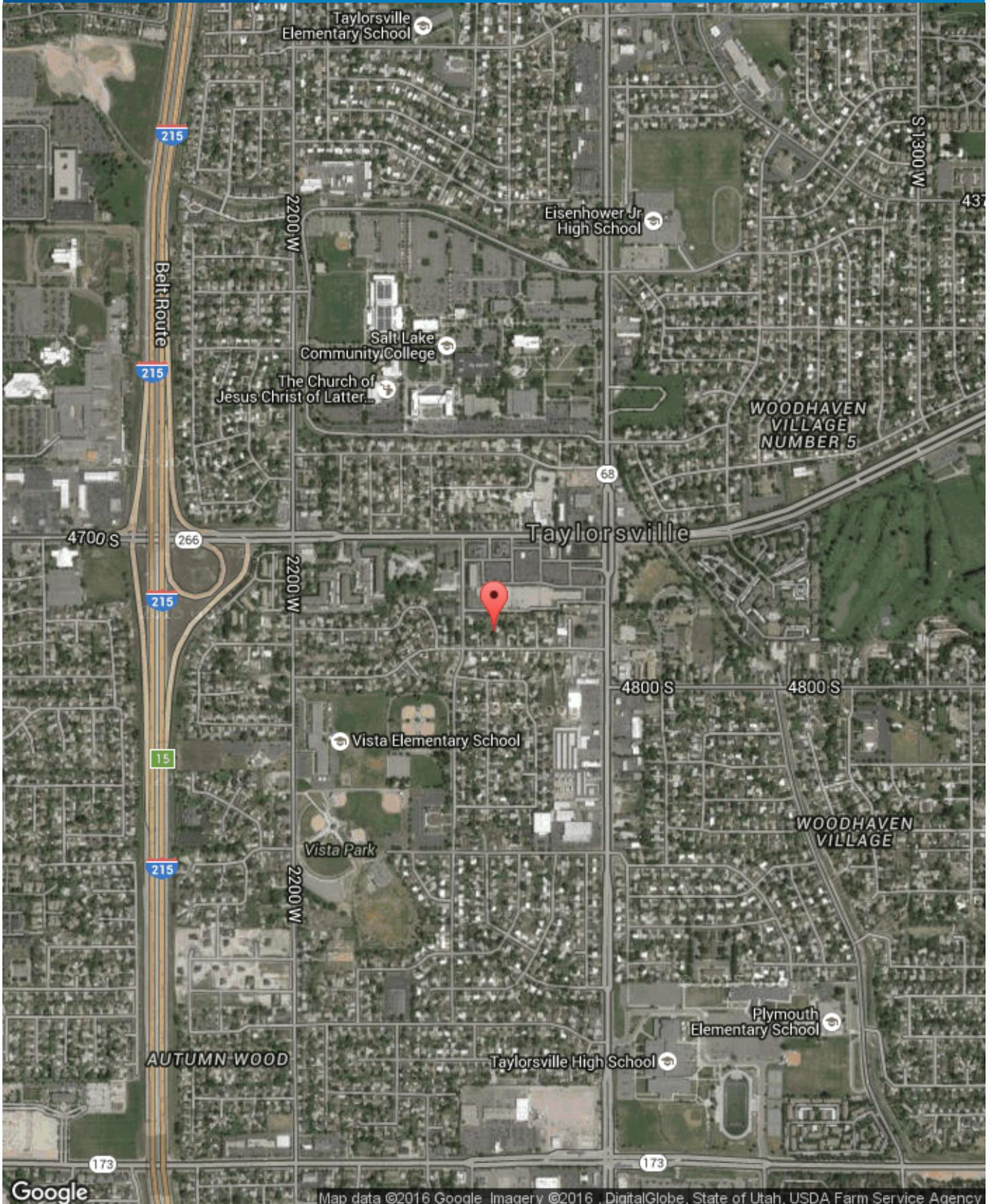
1950 WEST STREET

REDWOOD ROAD



**TENANT LIST**

A0A	AARON'S SALES AND LEASE	5,893 SF
A0G	AVAILABLE (34'6" x 65')	2,243 SF
A0J	FANTASTIC SAM'S	1,300 SF
A0K	PRO NAILS	975 SF
A0L	HUNAN EXPRESS	1,300 SF
A0P	GREY WHALE CD EXCHANGE	4,323 SF
A0S	PEERLESS BEAUTY	1,691 SF
A0T	FRESH MARKET	55,589 SF
B0K	RITE AID DRUGS	31,838 SF
B0L	THE CLEANING SUPPLIER	1,549 SF
B0M	SLC DANCE HUB	2,761 SF
B0R	ACTION LINK WIRELESS	1,463 SF
B0S	SECURITY FINANCE	1,482 SF
C0A	SMOKEY'S	938 SF
C0B	THE UPS STORE	1,300 SF
C0D	DENTAL ONE	2,275 SF
C0J	PLATO'S CLOSET	3,575 SF
C0K	UTAH NATIONAL GAURD	975 SF
C0L	PIZZA HUT	1,463 SF
CON	PJ'S COLLEGE BOOKS	1,798 SF
R0C	BUCKEYE CHECK CASHING	2,500 SF



# Summary Report

L350 Taylorsville Town Center  
S Redwood Rd at W 4700 S - Taylorsville, UT

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -111.942313

Latitude: 40.665433

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	14,622	71,334	148,724	384,633
Average Household Income	\$65,551	\$62,638	\$61,771	\$61,480

Population				
2020 Population	14,532	70,772	150,250	397,111
2015 Population	14,622	71,334	148,724	384,633
2010 Population	14,132	70,342	144,139	367,475
2000 Population	14,619	70,453	139,208	345,626
Absolute Growth 2010 to 2015	3.47%	1.41%	3.18%	4.67%
Projected Growth 2015 to 2020	-0.62%	-0.79%	1.03%	3.24%

Race & Ethnicity				
% White	71.71%	67.55%	65.13%	65.03%
% Black	1.50%	1.95%	2.01%	1.79%
% Asian	4.23%	4.40%	3.94%	3.59%
% Other	5.48%	5.37%	5.58%	5.25%
% Hispanic	17.08%	20.73%	23.34%	24.34%

Income & Education				
Median Household Income	\$56,098	\$52,890	\$51,551	\$51,542
Average Household Income	\$65,551	\$62,638	\$61,771	\$61,480
% College Graduates	28.27%	29.22%	26.99%	28.51%

Age				
Median Age	34.3	32.8	32.3	32.0
% Age < 18	26.42%	27.80%	28.56%	29.60%
% Age 65 +	13.49%	11.06%	10.49%	9.90%

Households & Housing				
Households	5,036	24,400	49,000	127,947
Average Household Size	2.90	2.91	2.99	2.98
Median Housing Value	\$228,288	\$226,524	\$221,322	\$222,469
% Owner Occupied Housing	68.85%	62.16%	62.11%	60.97%
% Renter Occupied Housing	26.99%	33.39%	33.48%	34.24%
% Vacant Housing	4.16%	4.45%	4.41%	4.79%

Workplace & Workers				
Number of Businesses	292	1,372	3,871	11,947
Total Number of Employees (FTE)	6,986	32,310	84,969	232,098
% White Collar	60.69%	62.46%	60.48%	59.87%
% Blue Collar	39.31%	37.54%	39.52%	40.13%