

# Westwood Village

4700 South 2700 West ♦ Taylorsville, Utah

Office  
Retail  
Industrial  
Land  
Investment  
Residential



### PROPERTY INFORMATION

- 3,600 SF - \$10/NNN
- 1,600 SF - \$12/NNN
- 2,400 SF - \$18/NNN with drive-thru
- 2,000 - 4,000 SF Freestanding with drive thru - \$25/NNN
- Fire Sprinklers
- Dock High Doors
- Immediate Occupancy
- Great Freeway Access

### CO-TENANTS

Demographics	1 Mile	3 Mile	5 Mile
Population	16,125	170,726	355,707
Average HH Income	\$68,930	\$62,576	\$62,396
Average Retail Income	\$8,112,714	\$78,123,938	\$162,633,142

### Daily Traffic Count

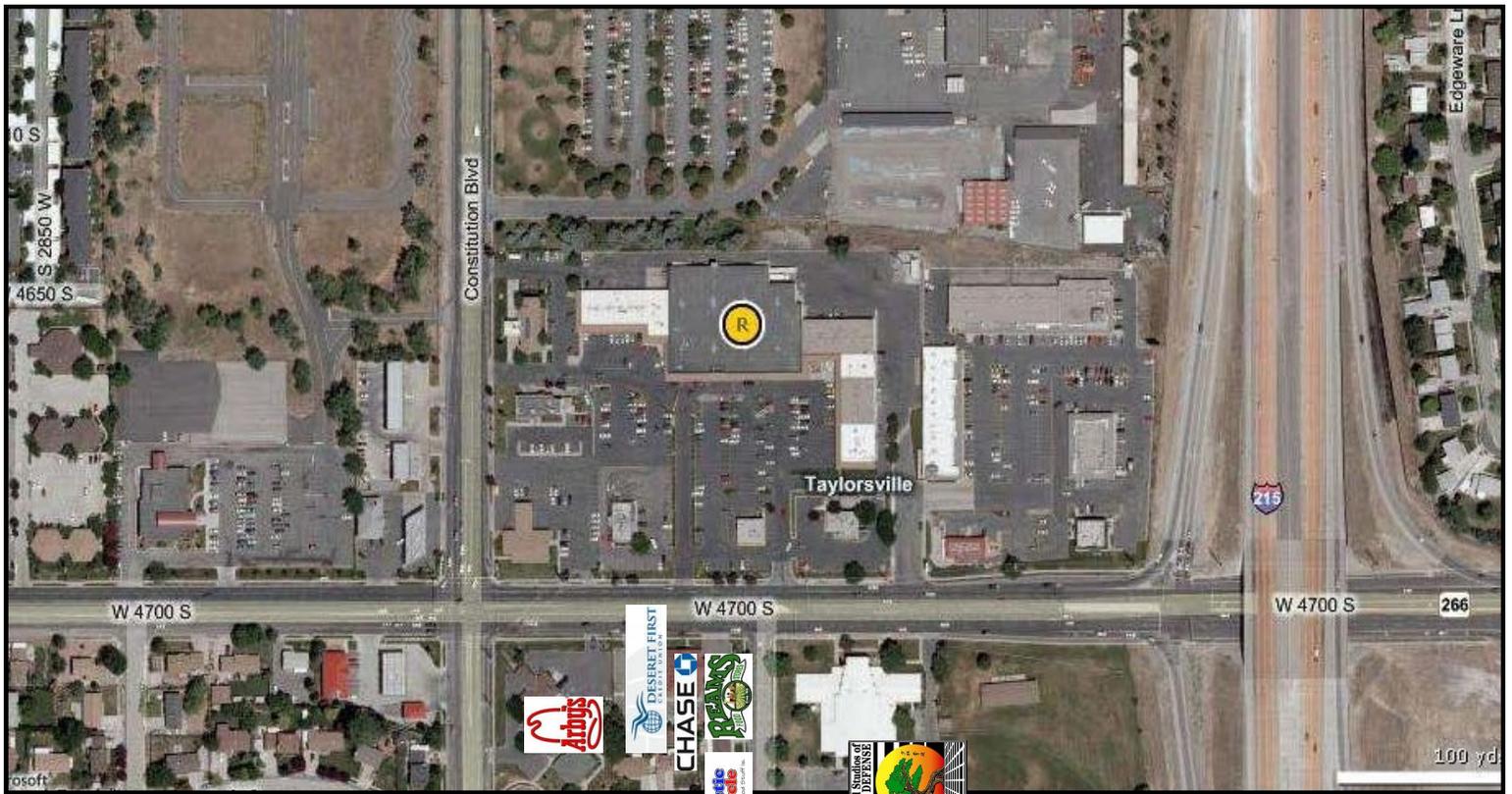
North/South 25,585  
East/West 37,665

## ARROW REAL ESTATE

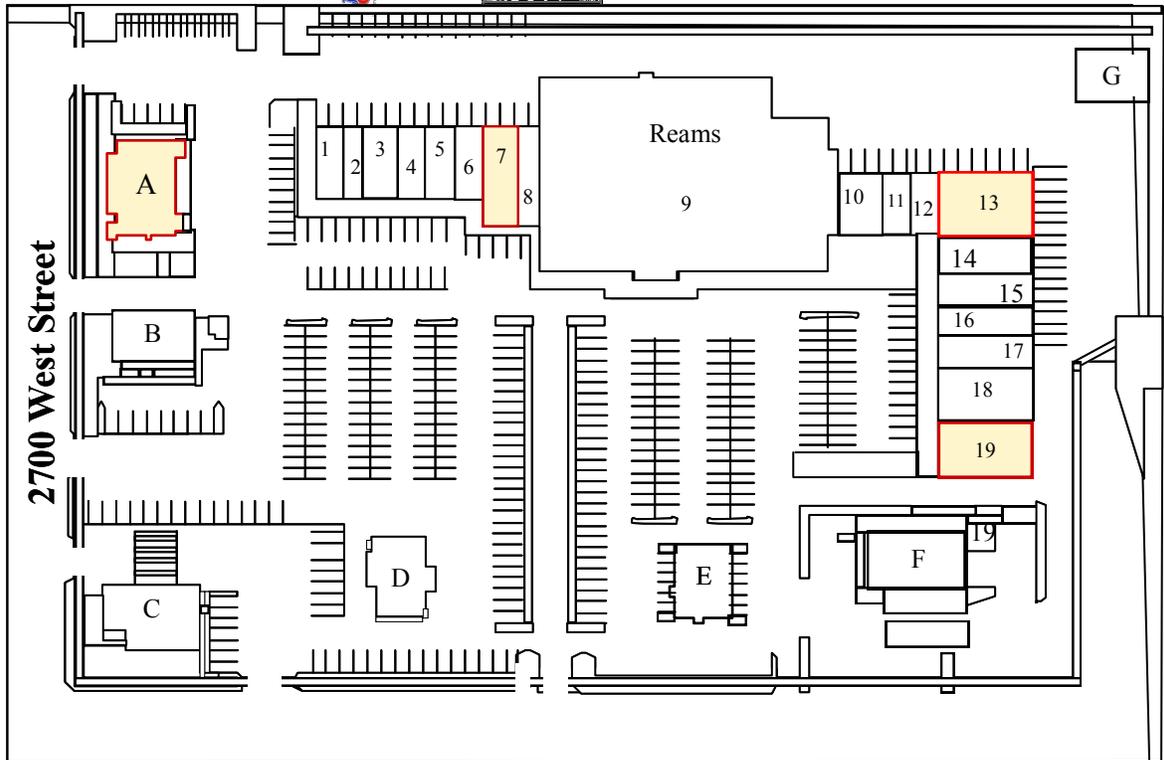
635 West 5300 South Suite 202 ♦ Murray, Utah 84123  
OFFICE: 801-486-3399 FAX: 801-487-3971

For More Information Contact:  
**Lori Kennedy**  
 (801) 573-9014  
 lori@arrowutah.com  
**Elaine Crossley**  
 (801) 486-3399  
 elaine@arrowutah.com

All negotiations related to the purchase, renting or leasing of the property described above shall be conducted through Arrow Real Estate Services, Inc. No warranty or representation, express or implied is made as to the accuracy of the information contained above. This information may contain errors, omissions, price changes or encumbrances. Terms may change or be withdrawn without notice. Other special listing conditions may be imposed by the seller/landlord. Prospective buyers/tenants should conduct their own due diligence. Subject to credit approval. Certain restrictions apply.



- Retail Pads**
- A - Vacant - 4,000SF
  - B - Arby's
  - C - Bank One
  - D - Arctic Circle
  - E - USA Cash
  - F - Emissions Plus
  - G - Verizon Cell Tower
- Retail Center**
- 1 - United Studios of Self Defense
  - 2 - A Cut Above Pet Grooming
  - 3 - Raspados Jalisco
  - 4 - Canton Wok
  - 5 - Drinking Water
  - 6 - P & K Mini Market
  - 7 - Vacant - 1,600 SF
  - 8 - A & D Hair
  - 9 - Ream's
  - 10 - Central Game Den
  - 11 - Icecream & Paletas
  - 12 - Los Machetes
  - 13 - Vacant - 3,600 SF
  - 14 - Don Pedrito Restaurant
  - 15 - JM Smoke Shop
  - 16 - Royal Nails
  - 17 - Stowell Insurance
  - 18 - Cosmo Prof
  - 19 - Vacant -2,400 SF



## ARROW REAL ESTATE

635 West 5300 South Suite 202 • Murray, Utah 84123  
**OFFICE: 801-486-3399 FAX: 801-487-3971**

For More Information Contact:

**Lori Kennedy**  
**(801) 573-9014**  
 lori@arrowutah.com

**Elaine Crossley**  
**(801) 486-3399**  
 elaine@arrowutah.com