

FOR LEASE

Lease Rate: 18.00/sq. ft. NNN

Former Dental Office

3816 West 13400 South, Suite 200 Riverton Utah 84065



Property Information

- Suite 200: 1,260 sq. ft.
- High Profile Corner Location on Bangerter Highway
- Strong Established Retail Trade Area
- Near Home Depot, Kohl's, Walmart Supercenter, restaurants, and banks
- Monument Signage
- Tenant Improvement Allowance Negotiable

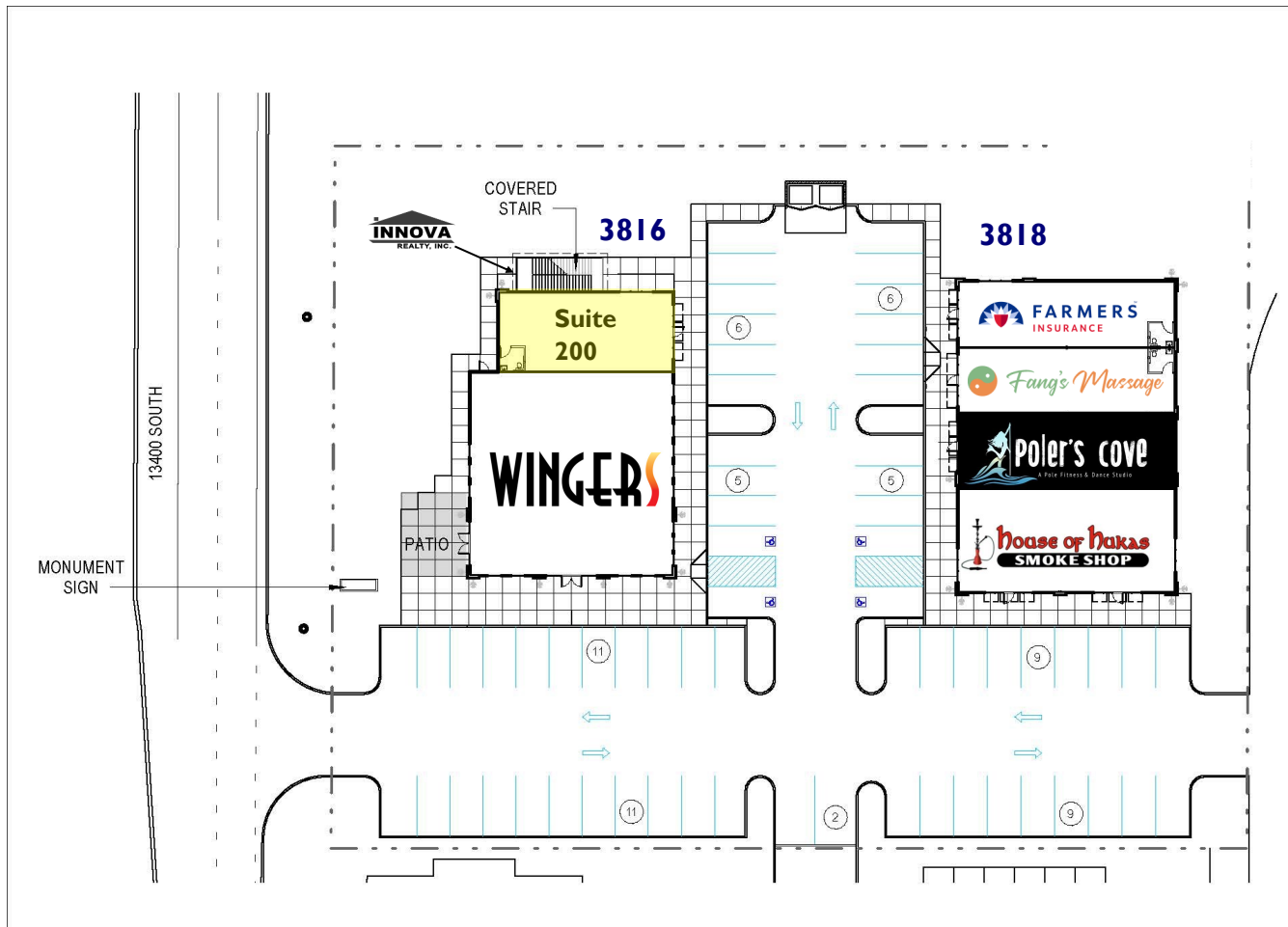
Demographics	1 Mile	3 Miles
Population	5,268	113,036
Households	1,417	34,326
Median Household Income	\$157,370	\$109,406
Population Growth 2023-2028	5.41%	7.66%

CONTACT:

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KREA
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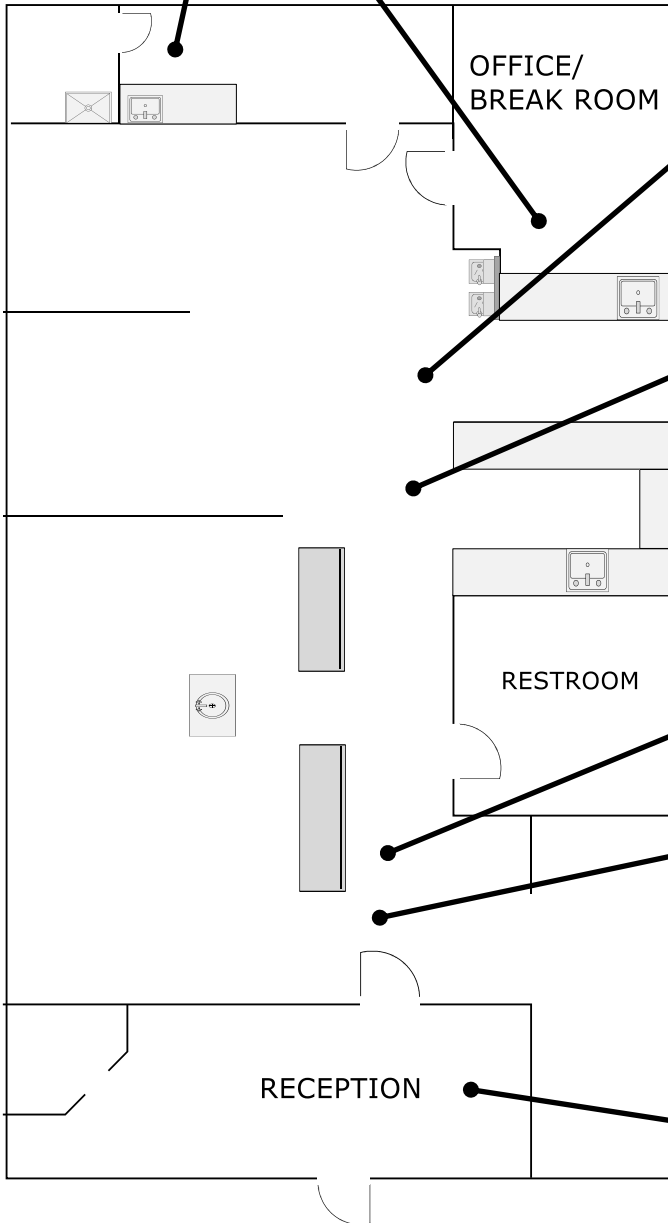
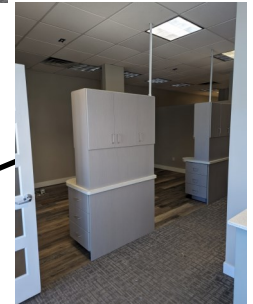
SUITE	TENANT	SF	RATE/SF
3816 West			
100	Wingers	3,600	
200	Vacant	1,260	\$18.00
300	Innova Realty	1,225	
3818 West			
600	Farmer's	1,300	
500	Fang's Massage	1,276	
400	Polers Cove	1,276	
300	House of Hukas	2,192	
Taxes, Insurance, CAM			\$6.55

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SUITE 200

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