# **FOR LEASE** 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

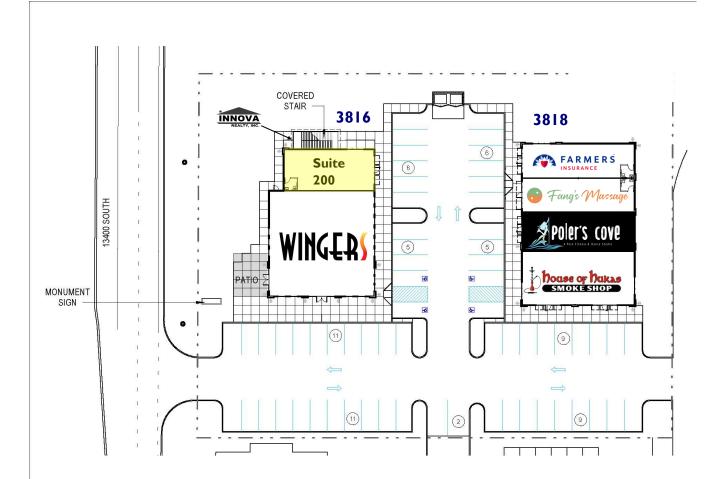
Demographics	I Mile	3 Miles
Population	5,268	113,036
Households	1,417	34,326
Median Household Income	\$157,370	\$109,406
Population Growth 2023-2028	5.41%	7.66%

#### CONTACT:

Stew Knight 801.913.4990 stew@knirea.com knirea.com



This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease 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. Buyer or tenant to verify the square footage.





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,	Taxes, Insurance, CAM		\$6.55

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