

# FOR LEASE

## Office/Retail

Lease Rate: \$18.00/sq. ft. NNN

3818 West 13400 South Suite 600 | Riverton | Utah | 84065



### Property Information

- 1,300 sq. ft. Available
- Ideal for professional office use
- High Profile Corner Location on Bangerter Highway
- Strong Established Retail Trade Area
- Near Home Depot, Kohl's, Walmart Supercenter, restaurants, and banks
- 45,000 AADT 2023 on Bangerter Highway
- 10,000 AADT 2023 on 13400 South
- Monument Signage

Demographics	2 Mile	5 Mile	10 Mile
2024 Population	49,584	205,535	658,341
2024 Households	13,757	58,495	199,560
2024 Median HH Income	\$108,503	\$109,392	\$100,284

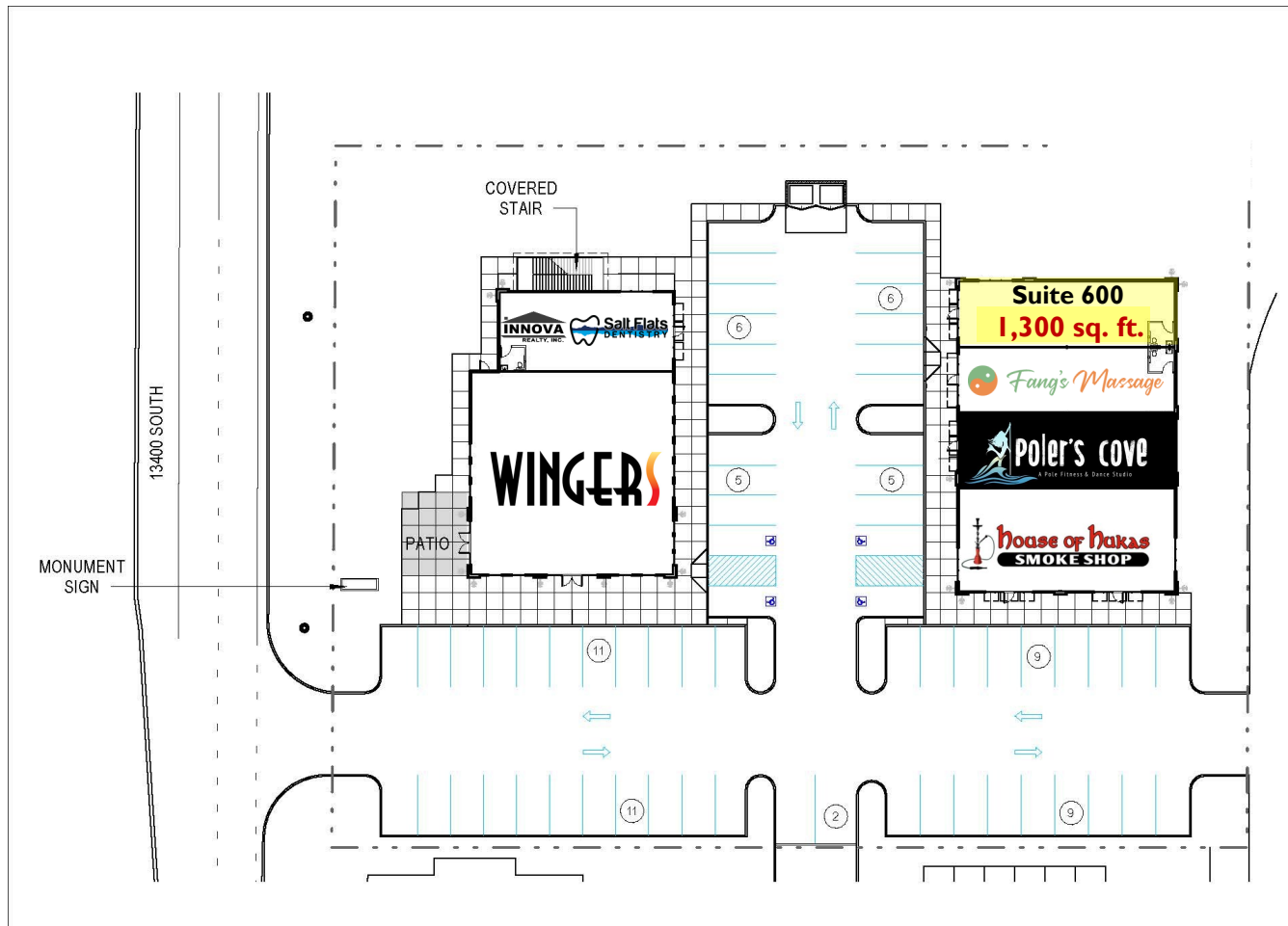
### CONTACT:

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**KREA**  
Knight Real Estate Advisors

# Hamilton Square

3816 - 3818 West 13400 South, Riverton Utah



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

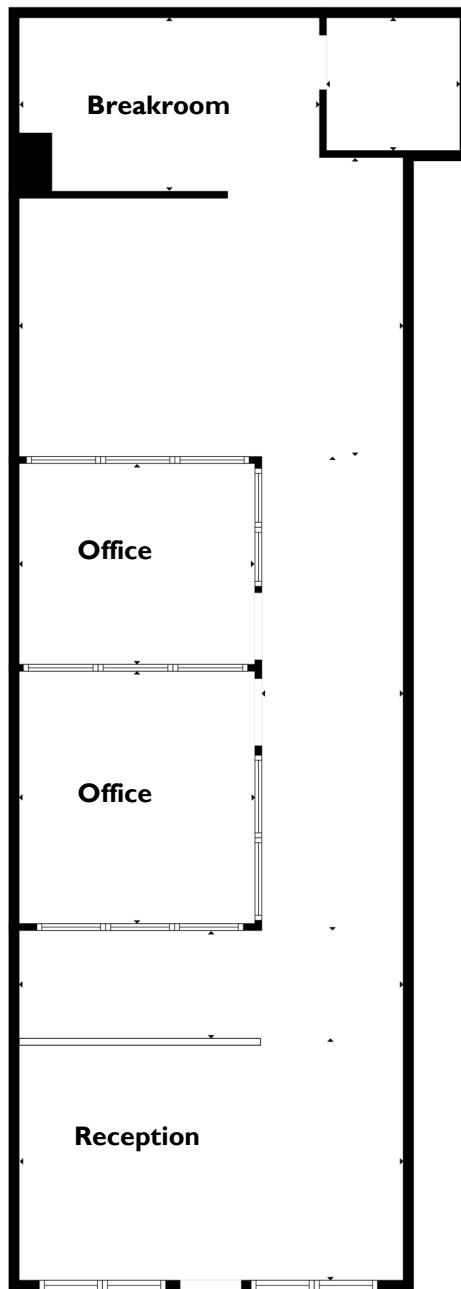
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**Suite 600 Floor Plan**

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