



# MILLCREEK FREESTANDING OFFICE/RETAIL FOR LEASE

4212 SOUTH HIGHLAND DRIVE, MILLCREEK, UTAH 84124

**RATE REDUCTION!**



## PROPERTY INFORMATION

- 1,500 SF FREESTANDING OFFICE/RETAIL
- RECENTLY REMODELED INTERIOR
- (5) PRIVATE OFFICES, (1) BREAKROOM , (1) RESTROOM AND STORAGE AREA
- SITE SIZE: 0.24 ACRES
- ON-SITE STORAGE SHED
- ZONED: CB (COMMERCIAL BUSINESS)
- AMPLE PARKING AVAILABLE
- INCLUDES (3) COVERED PARKING STALLS
- HIGHLAND DRIVE FRONTAGE
- GREAT LOCATION IN MILLCREEK

## DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
POPULATION	11,756	44,798	125,999
HOUSEHOLDS	3,766	14,169	42,612
AVG HOUSEHOLD INCOME	\$81,164	\$84,894	\$77,872

## TRAFFIC COUNTS

HIGHLAND DRIVE : 23,000 ANNUAL AVERAGE DAILY TRAFFIC

4500 SOUTH : 21,000 ANNUAL AVERAGE DAILY TRAFFIC

**LEASE RATE REDUCED! : FROM ~~\$3,700/MONTH~~ TO \$3,300.00/MONTH NNN**

**For Details Contact**  
**801.617.1707**

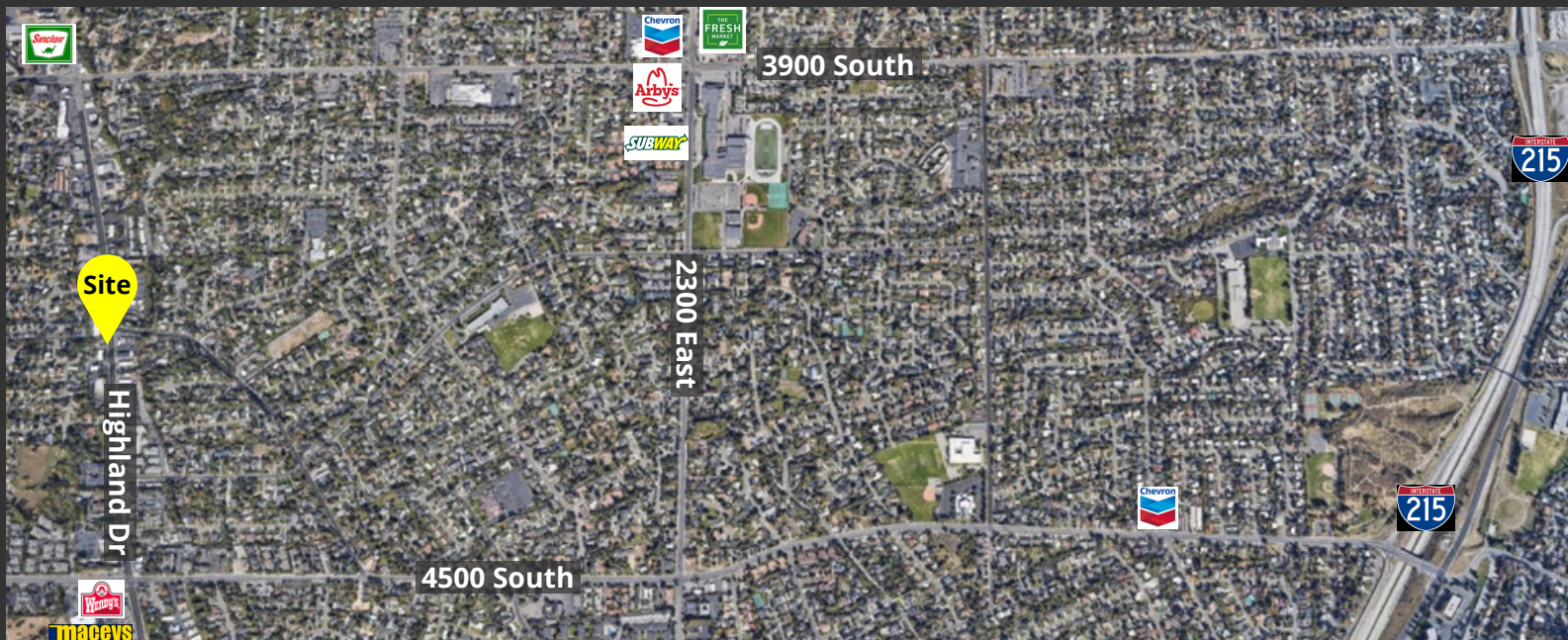
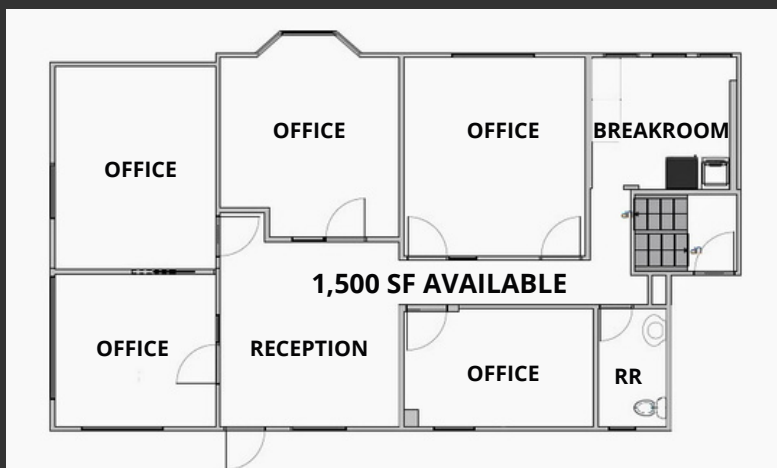
**CRYSTAL JOHNSON**  
**CRYSTAL.JOHNSON@CRCNATIONWIDE.COM**





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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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