



DIXIE VALLEY SHOPPING CENTER

6271 SOUTH DIXIE DRIVE (3655 W.)
WEST JORDAN, UT 84084

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Property Summary



OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$14.00 PSF
NNN:	\$3.50
Building Size:	9,964 SF
Market:	Salt Lake City Metropolitan area
Submarket:	West Jordan, West Valley and Taylorsville

PROPERTY OVERVIEW

The Department of Transportation is constructing an on-ramp from 6200 South to access Bantering Hwy. This project will result in the removal of the Seven Eleven, Office Space, Dollar Tree and the inline small shop retail space adjacent to Bangerter Highway. These changes will provide greater visibility for the property and a higher traffic count. There are two spaces remaining at 1,564 SF and 1,800 SF.

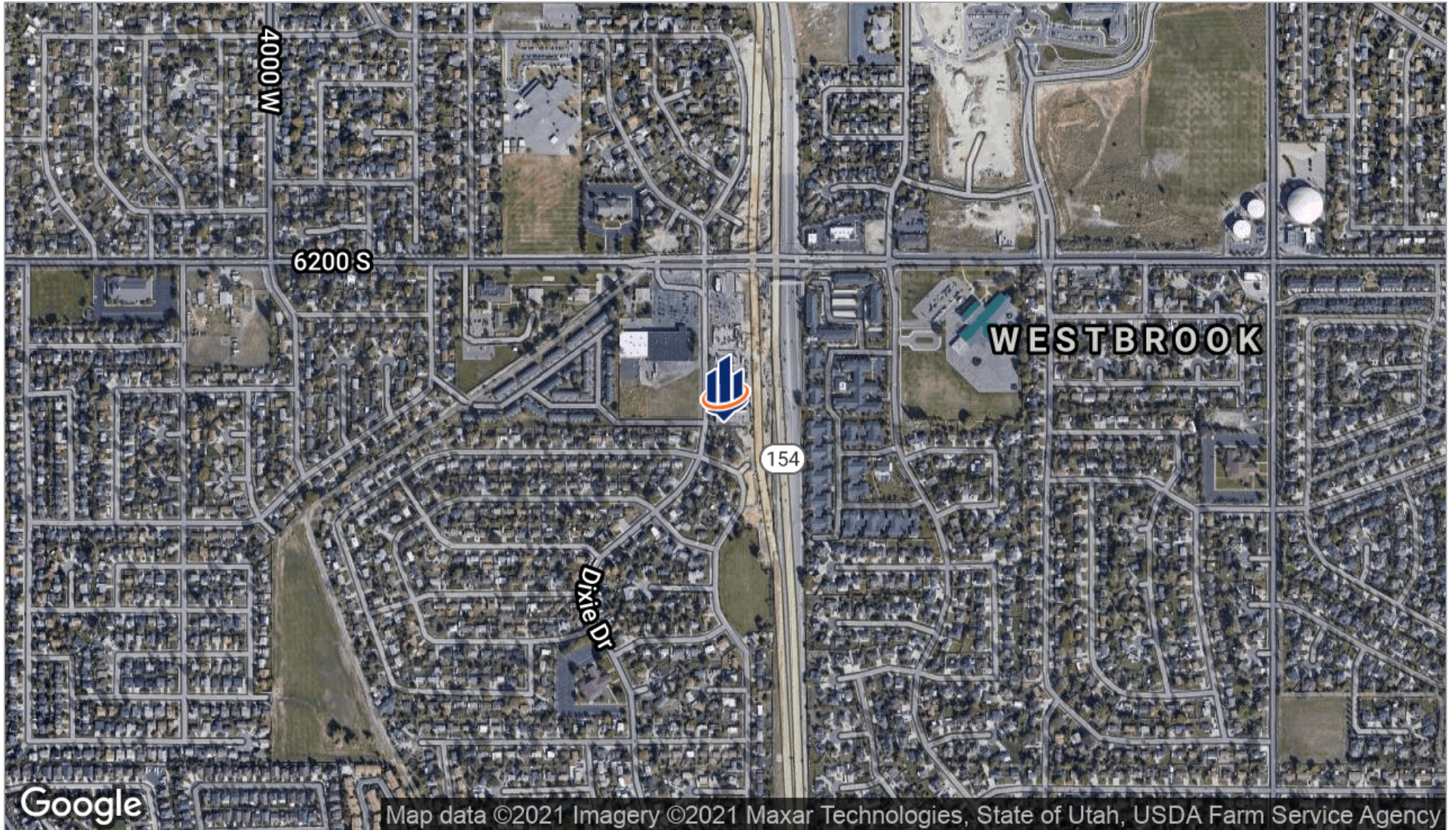
PROPERTY HIGHLIGHTS

- Lease rate: \$14.00 PSF + NNN \$3.50 PSF Annually
- End Cap Opportunity
- Located at the busy intersection of Bangerter Highway and 6200 South with over 85,000 VPD traveling through this intersection
- Potential visibility onto Bangerter Highway once on-ramp is complete
- Available signage on 6200 South
- Current tenants include Starbucks with a drive-thru located on Dixie Drive and 6200 South
- Population of over 148,700 within three miles

Additional Photos



Location Maps



Demographics Report

	1 MILE	2 MILES	3 MILES
Total population	18,955	65,000	148,709
Median age	28.4	30.1	29.4
Median age (male)	28.7	29.8	28.7
Median age (female)	28.2	30.7	30.5
Total households	5,447	19,071	43,829
Total persons per HH	3.5	3.4	3.4
Average HH income	\$65,710	\$70,633	\$67,515
Average house value	\$204,094	\$216,501	\$214,136

** Demographic data derived from 2010 US Census*