



HILLCREST PLAZA

7355 South 900 East, Midvale, UT 84047

PROPERTY DESCRIPTION:

- Highly Visible End-Cap Space
- Prime Location, Across from Hillcrest High School
- Abundant Parking
- Strong Demographics and Possible Tenant Improvements
- High Average Daily Traffic Counts of 18,000+ Cars/Day
- Anchored by Busy Belgian Waffle House

LEASE RATE:

\$24.00 SF/YR (NNN)

PROPERTY DETAILS:

SUITE 1: 850 SF

CHRIS METOS
801.879.7870
chris@iproperties.com

ERIC FUHRMAN
801.859.2862
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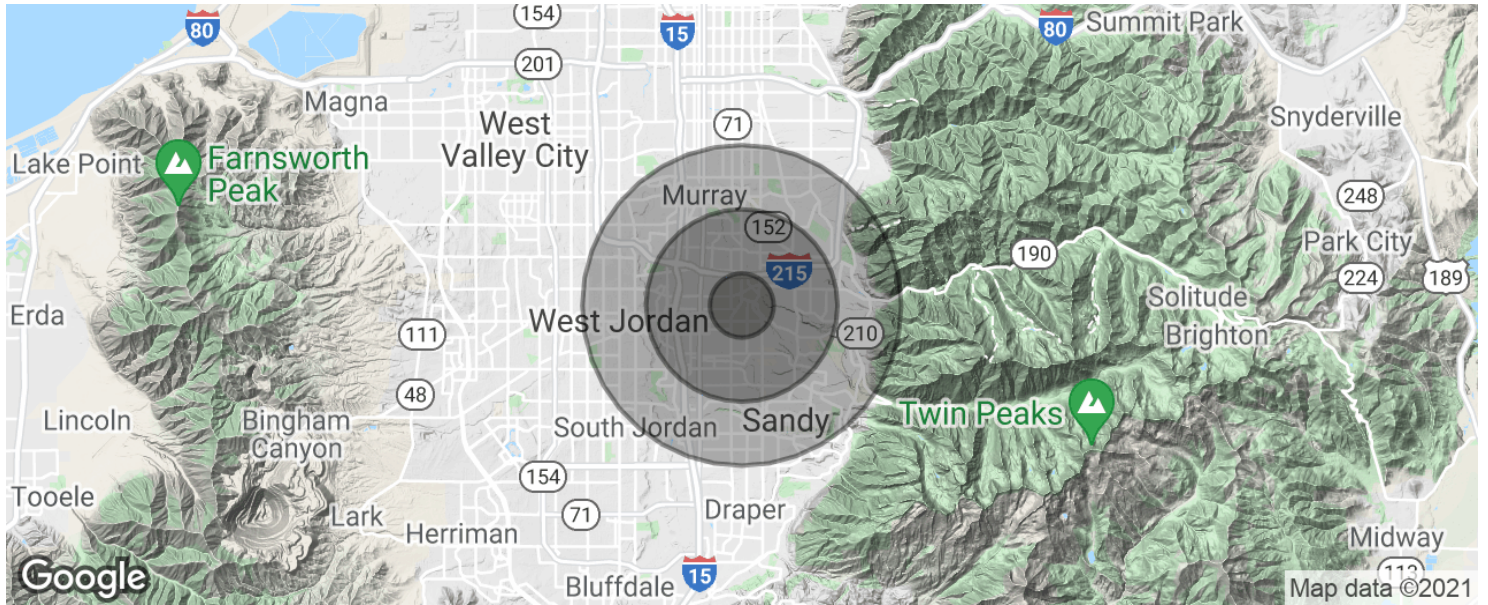
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,065	127,017	321,752
Median age	31.6	34.0	33.9
Median age (Male)	31.2	33.2	32.7
Median age (Female)	32.4	34.8	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,995	48,493	117,770
# of persons per HH	2.4	2.6	2.7
Average HH income	\$64,377	\$71,165	\$76,421
Average house value	\$260,482	\$295,484	\$314,376

* Demographic data derived from 2010 US Census

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