



## MARKET / RETAIL / RESTAURANT SPACE

75 West 1700 South, Salt Lake City, UT 84115

### PROPERTY DESCRIPTION:

- Former Market Space
- 14 Ft. Ceilings
- ADA Compliant Restroom
- Plenty of Parking
- Gated Lot
- Commercial Kitchen
- Ventilation Hood
- Monument Signage

### LEASE RATE:

**\$16.00 SF/YR (NNN)**

### PROPERTY DETAILS:

**2,000 SF**

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### PROPERTY DESCRIPTION

Previously operated as a market with a commercial kitchen, 3 walk-in refrigerators, and isle refrigerators are in place. With the exterior renovation underway: exposing the brick and a fresh coat of paint to the façade, the ideal use would be a grocery store, commissary, bar, restaurant, or retail use. Parking is abundant with 40+ spaces available in the shared lot for patrons. A separate gated lot near the rear of the building is reserved for employees and used for deliveries.

### LOCATION DESCRIPTION

The flagship of 1700 & 75, this property is the pulse of the neighborhood. The high traffic count location makes the 18,000 square foot shopping plaza hard to miss.

### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	18,000 SF

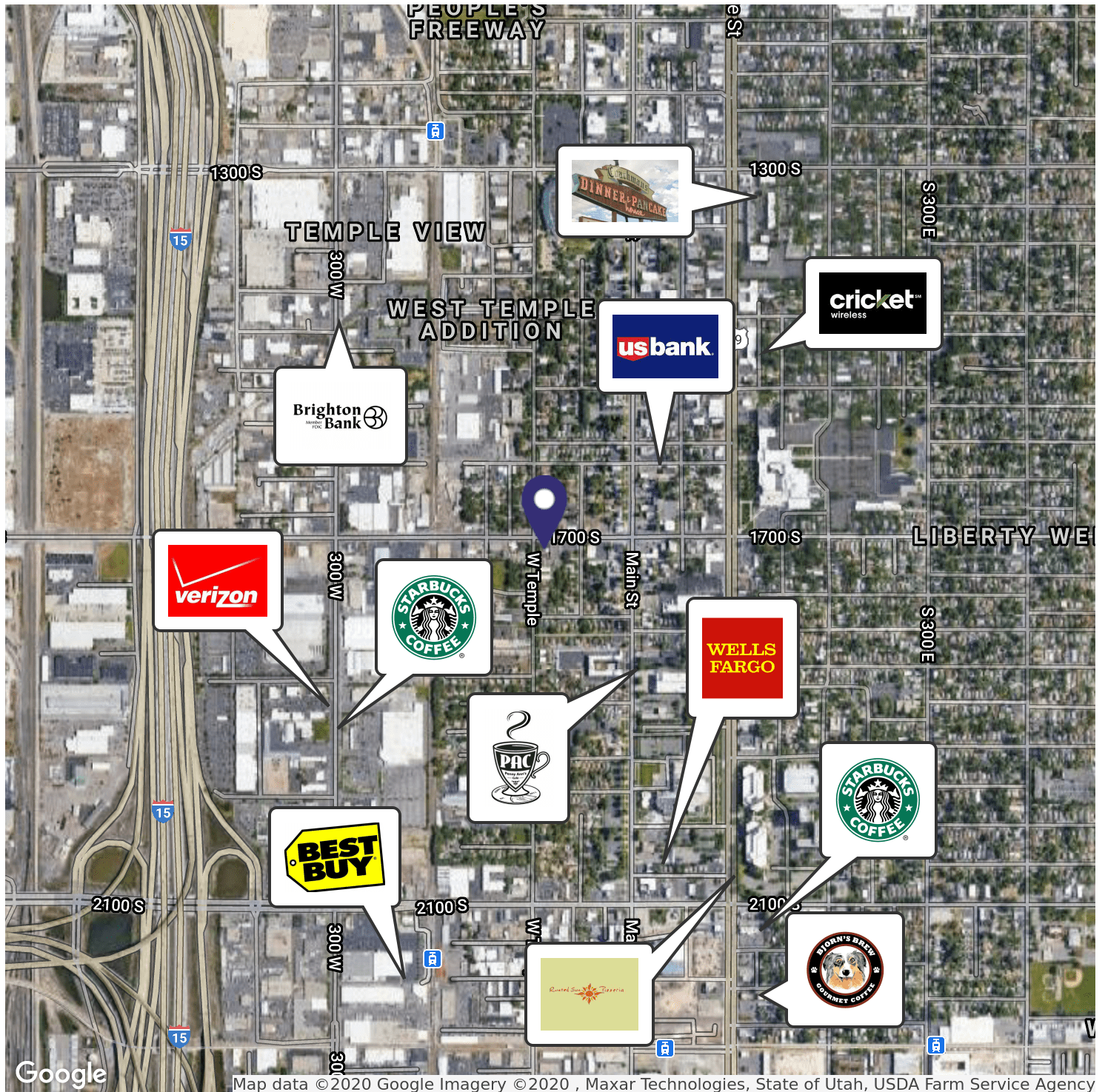
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,253	57,842	137,810
Total Population	12,314	135,997	339,995
Average HH Income	\$39,404	\$49,072	\$56,448

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