



For Lease

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Westwood Shopping Center

2572 W 4700 S
Taylorsville, UT 84129

Property Highlights

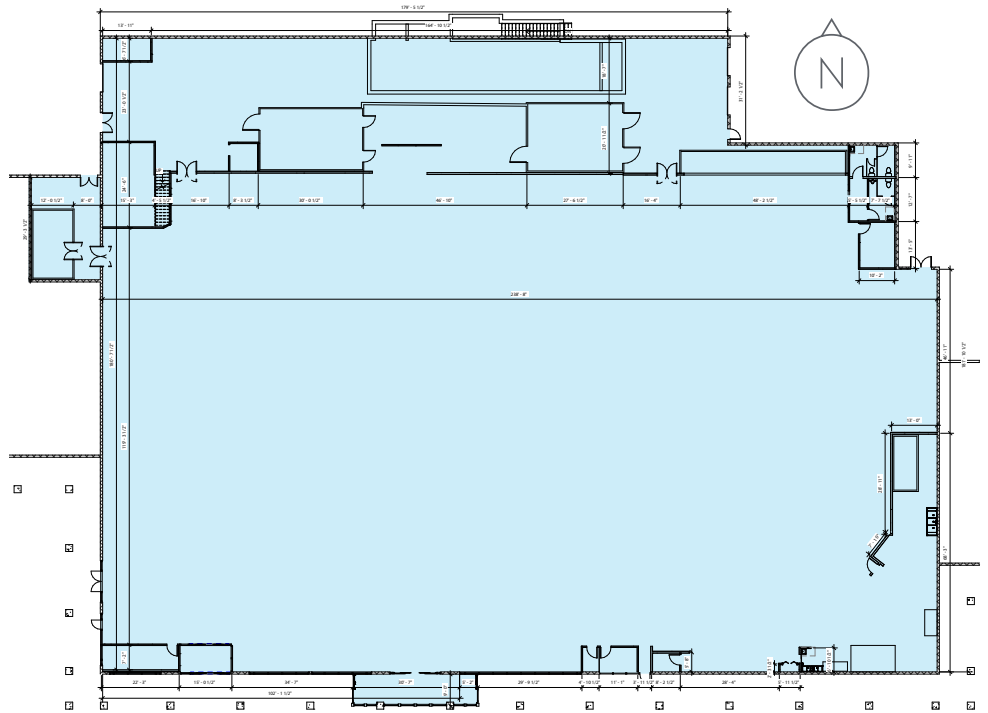
- Former Reams Building for Lease | 44,575 SF
- Former Deseret First Credit Union building for lease | 3,360 SF
- Located in the Westwood Shopping Center off 4700 South
- Great I-215 Freeway Access
- Across the street from new site of the Taylorsville LDS temple
- Great Visibility and Parking
- **Traffic Counts**
 - 4700 S - 44,542 ADT
 - 2700 W Constitution Blvd - 18,206 ADT

Former Reams Floor Plan

44,575 Total SF

Building Highlights

- 41,904 SF/\$9.00/NNN (est. \$3.02/SF)
- 2nd level employee restrooms/
breakdown - 1,560 SF
- Basement fridge & freezer equipment
room - 1,111 SF

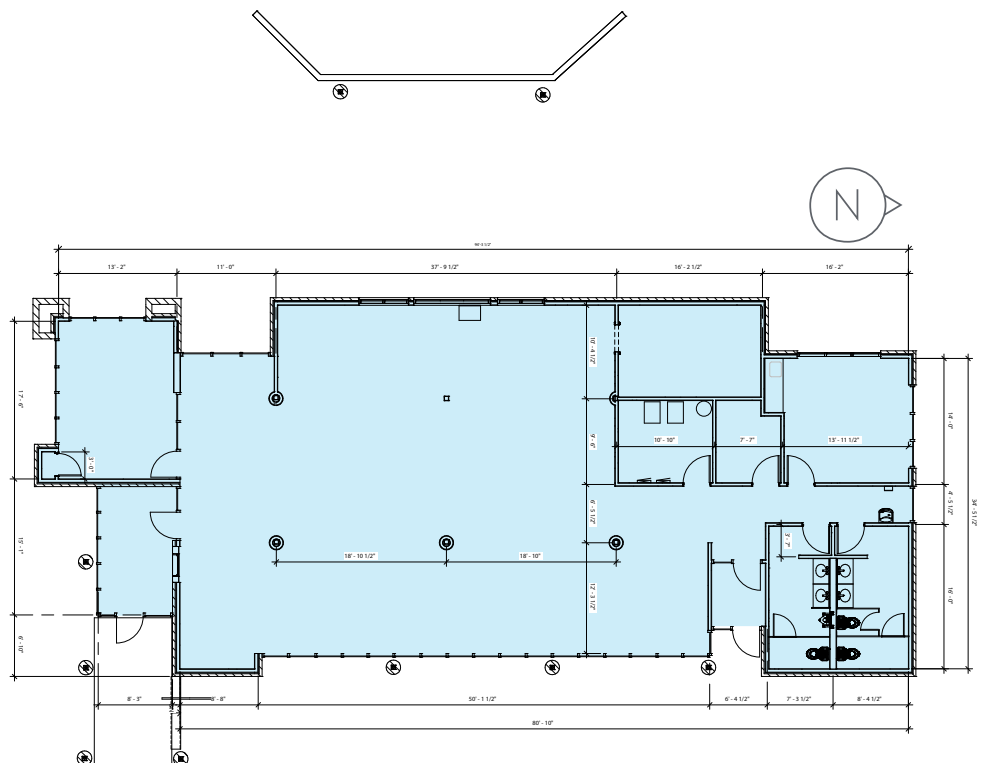


Former Deseret First Floor Plan

3,360 Total SF

Building Highlights

- 3,360 SF/\$20.00/NNN (est. \$3.95/SF)
- Drive Thru
- Street Marquee
- Landlord will Subdivide to 2 Tenants
approx. 1,680 SF Each



Property Gallery



Tenant Aerial Map



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TruMotion Martial Arts
Greek House
Thai Issan Restaurant
A&D Hair Salon

SITE

La Michoacana Ice Cream & Paletas
Don Pedrito Gourmet
LALA Nails and Spa
Infinity Nails
Farmers Insurance
Vape City
Salt Lake City Rapid Roofers

**NEW TAYLORSVILLE
LDS TEMPLE SITE**

Demographics	1 Mile	3 Mile	5 Mile
Population			
2020 Estimated	15,728	175,803	381,988
2025 Projected	16,465	183,401	403,736
Households			
2020 Estimated	5,151	55,688	122,635
2025 Projected	5,397	58,081	129,729
Income			
2020 Median HHI	\$73,675	\$60,272	\$62,320
2020 Average HHI	\$88,841	\$76,898	\$77,753
2020 Per Capita	\$29,037	\$24,453	\$25,004

Information provided by ESRI Business Analyst

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