

FOR LEASE > RETAIL SPACE

# West Valley Retail Shops

4587 SOUTH 4000 WEST WEST VALLEY CITY, UTAH



## Property Information

- > 2,176 SF End Cap with Drive-Thru
- > 2,264 SF En Cap
- > Excellent street visibility
- > Nearby Tenants - Home Depot, Smith's food and Drug, Walmart Neighborhood Market and many others
- > Located one block west of Bangerter Highway
- > Traffic counts
- > 4700 South - 29,340 ADT
- > Bangerter Highway - 44,135 ADT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	23,236	186,123	334,696
2022 Projected	22,910	187,631	346,654
Households			
2017 Estimated	6,732	54,565	100,377
2022 Projected	6,818	56,632	106,546
Income			
2017 Median HHI	\$55,896	\$59,464	\$60,520
2017 Average HHI	\$65,247	\$69,222	\$70,731
2017 Per Capita	\$18,918	\$20,310	\$21,333

Information provided by ESRI Business Analyst



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An aerial photograph of a commercial district in St. Louis, Missouri. The map shows a grid of streets including West 4490th, 4570th, 4775th, and 4715th South, and Midway, Annapolis, Radcliffe, Vassar, and Bangerter highways. Numerous retail and service establishments are identified with their respective logos, such as Walmart, Harbor Freight Tools, Dollar Tree, Wells Fargo, Chevron, Smith's, US Bank, 7-Eleven, Panda Express, Sonic Drive-Ins, Radioshack, Home Depot, T-Mobile, Smile Brands Group, Fantastic Sams, Family Dollar, Burger King, Kentucky Fried Chicken, and A&amp;W. A specific location is highlighted with a red dot and labeled "SITE".

