

FOR LEASE OR SALE > OFFICE

# Rose Canyon Professional Plaza

6351 WEST 13400 SOUTH HERRIMAN, UTAH 84096



## Property Information

- > For Sale \$1,095,000
- > For Lease \$17.00 psf NNN
- > Turn-key Orthodontist/Pediatric Dental space available — Ideal owner/user opportunity
- > 4,860 sf on the main level
- > 1,450 sf unfinished basement
- > 2,809 vacant
- > 2,051 sf leased by Jet Dental generating \$2,735 in base rental income/mo
- > Estimated mortgage amount with conventional financing of \$4,250/mo
- > High growth area



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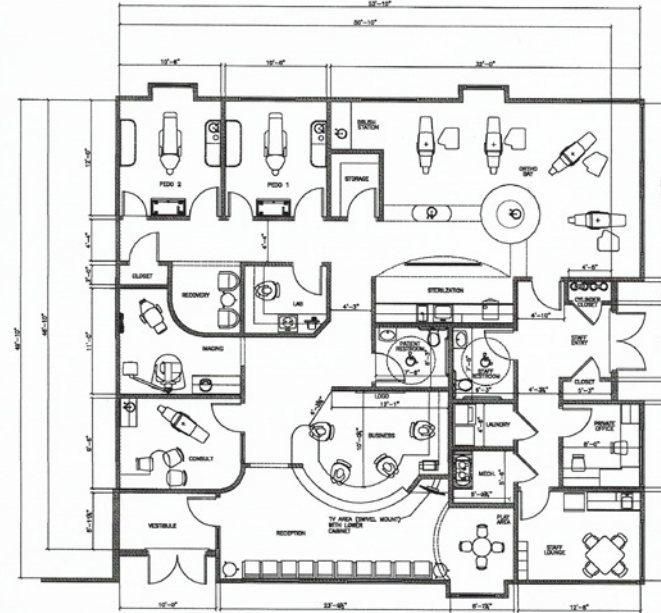
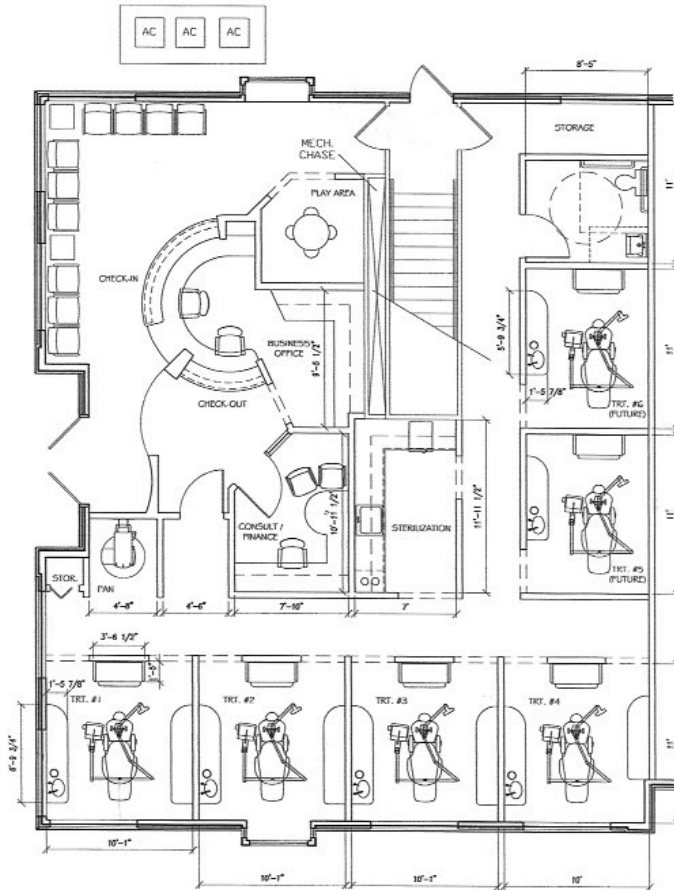




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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	6,705	46,073	94,483
2022 Projected	7,770	53,311	108,887
Households			
2017 Estimated	1,678	11,807	24,598
2022 Projected	1,941	13,607	28,306
Income			
2017 Median HHI	\$77,332	\$80,906	\$90,339
2017 Average HHI	\$94,812	\$99,847	\$108,243
2017 Per Capita	\$24,632	\$25,616	\$27,998

Information provided by ESRI Business Analyst

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