

RETAIL FOR SALE OR LEASE

ROSE PARK CORNER

955 West North Temple | Salt Lake City, Utah 84116

Property Highlights

- Building Size: 1,330 SF
- Lot Size: 0.12 Acres
- Sale Price: \$575,000 (Seller Financing Available)
- Lease Rate: \$3,000/Month "As-is"
- NN Lease, Tenant Responsible for CAM
- Taxes/Insurance: \$6.09 PSF (Est.)
- Nearby Trax Station
- Across from State Fairgrounds
- Planned Power District Development Nearby



HUNTER TODD
801.808.8146

htodd@legendcommercial.com

MATT HARLIN
801.864.6545

mharlin@legendcommercial.com

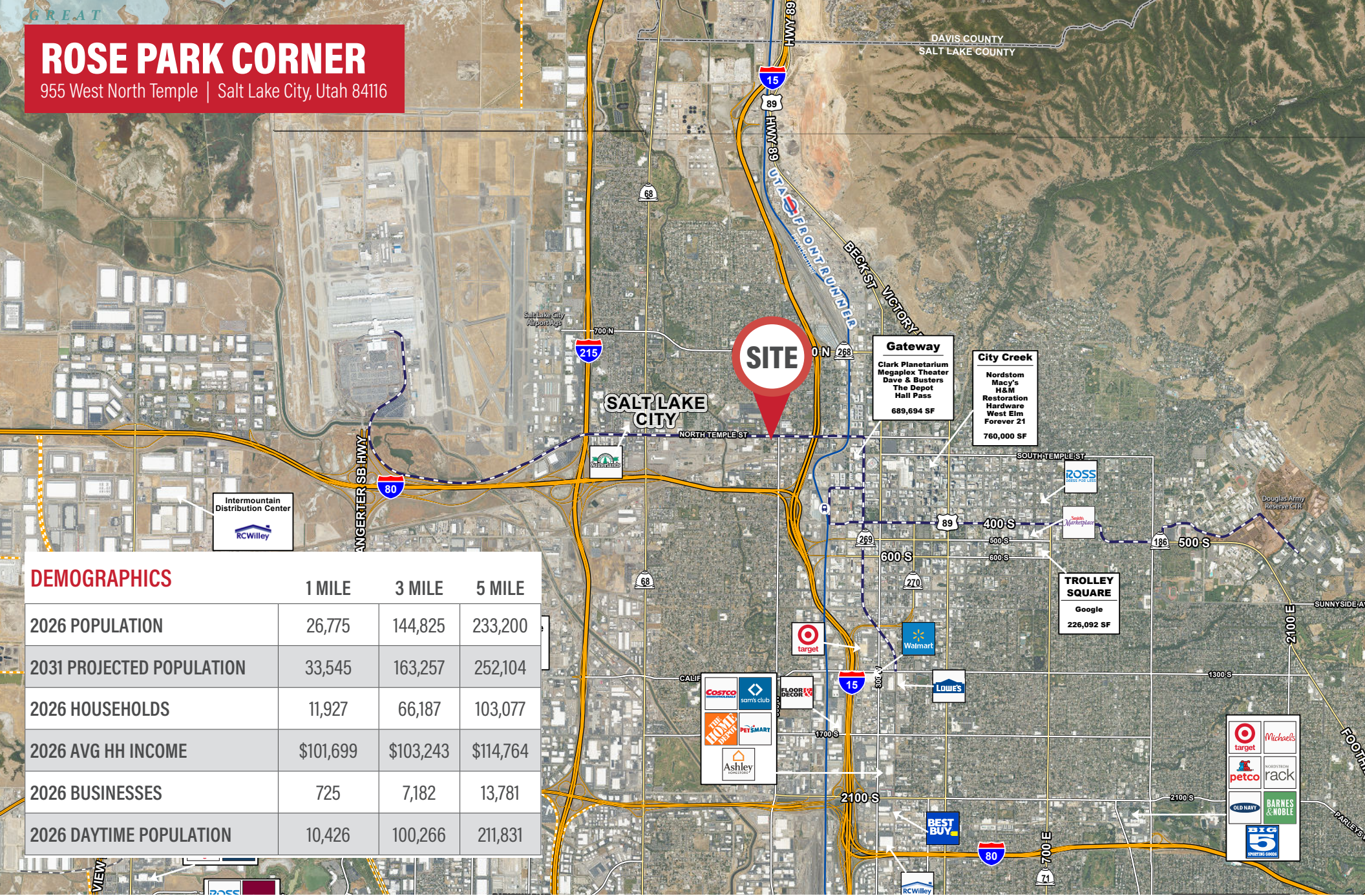
801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	26,775	144,825	233,200
2031 PROJECTED POPULATION	33,545	163,257	252,104
2026 HOUSEHOLDS	11,927	66,187	103,077
2026 AVG HH INCOME	\$101,699	\$103,243	\$114,764
2026 BUSINESSES	725	7,182	13,781
2026 DAYTIME POPULATION	10,426	100,266	211,831

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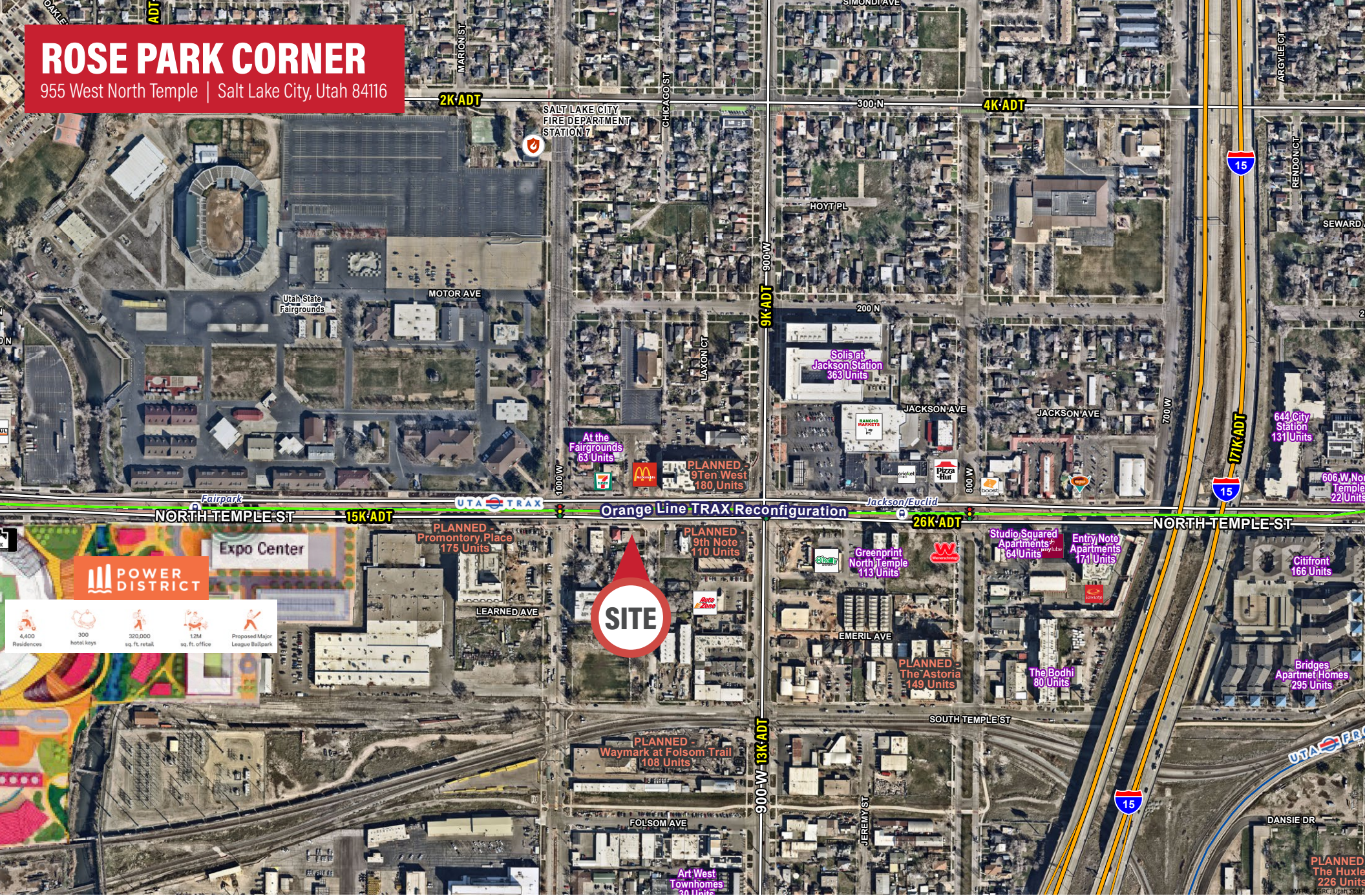
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POWER DISTRICT

- 4,400 Residences
- 300 hotel keys
- 320,000 sq. ft. retail
- 1.2M sq. ft. office
- Proposed Major League Ballpark

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