

OFFICE FOR LEASE

INSURE PRO BUILDING

178 West 13490 South, Draper, UT 84020



PROPERTY DESCRIPTION

Multiple offices, reception, break room, open cubicles- fully furnished

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,561 SF
Lot Size:	0.57 Acres
Building Size:	7,703 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	382	1,948
Total Population	232	1,231	6,368
Average HH Income	\$110,788	\$118,914	\$143,261

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MIKE GABEL

Broker, MBA

O: 801.205.3501

mike@thegabelgroup.com

KW COMMERCIAL

1245 Brickyard Rd
#500

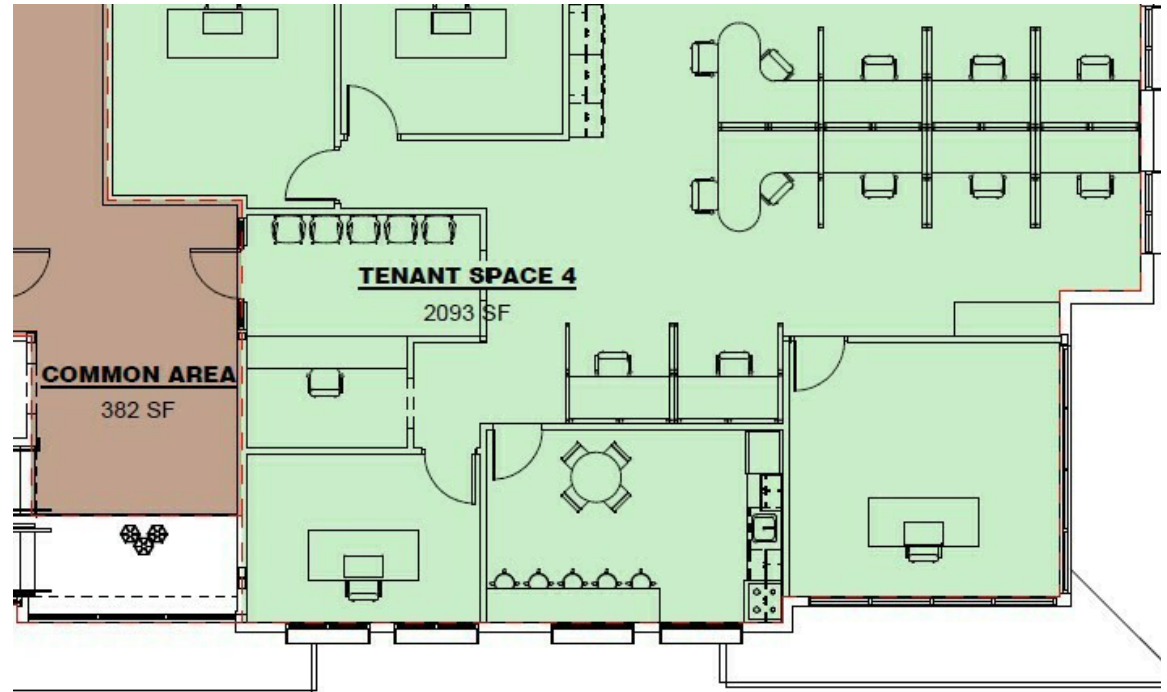
Salt Lake City, UT 84106

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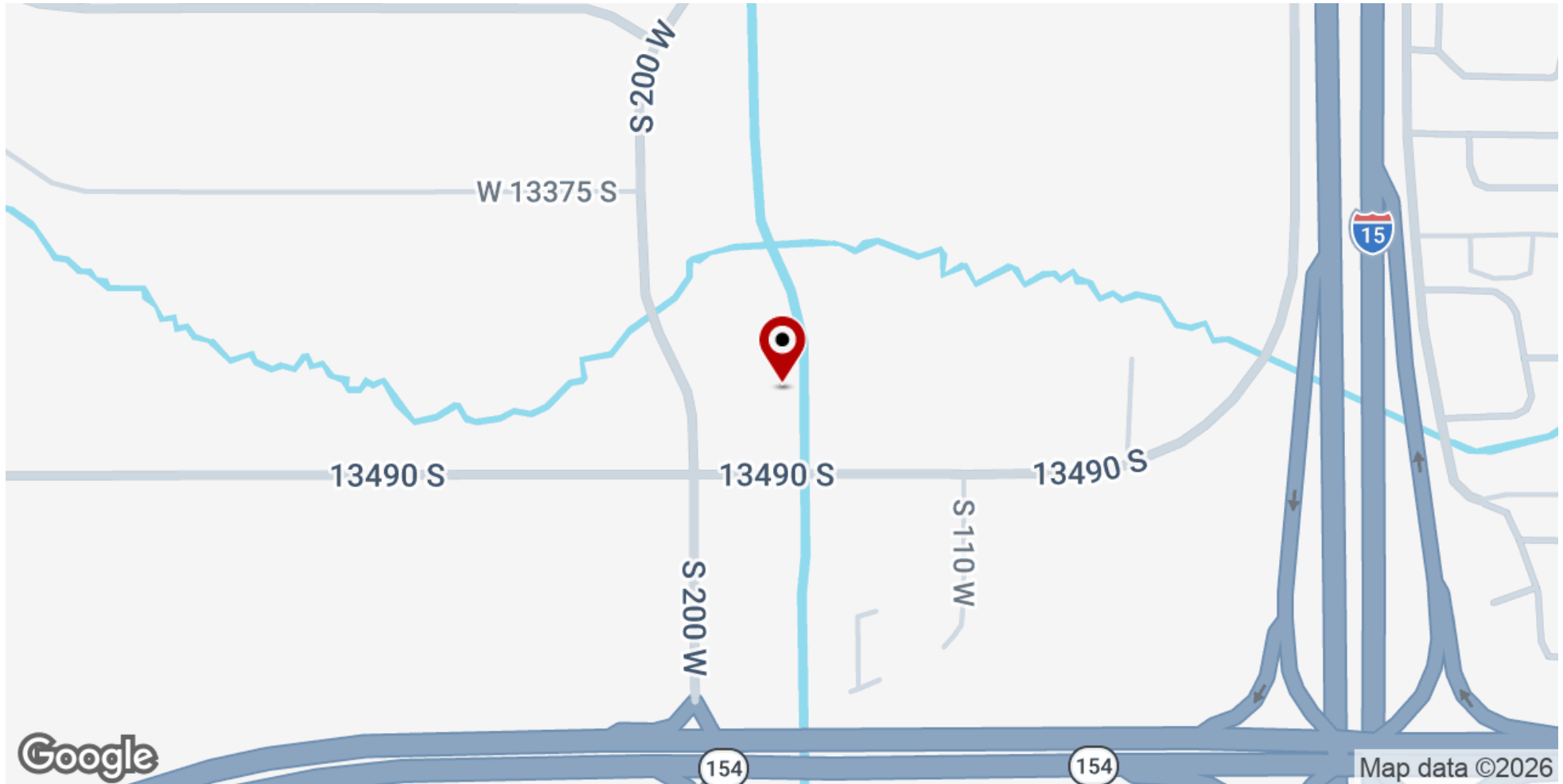
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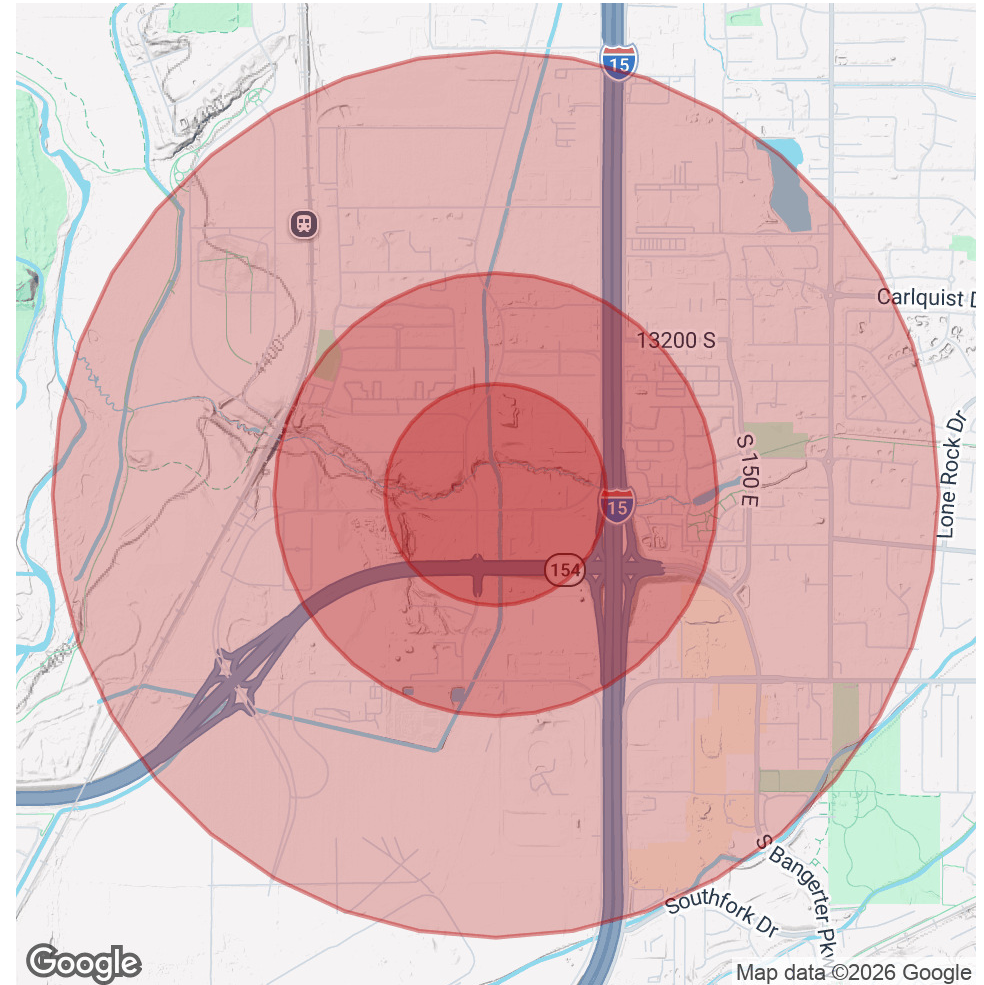
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	232	1,231	6,368
Average Age	29.2	30.6	30.0
Average Age (Male)	29.7	30.8	29.9
Average Age (Female)	28.9	30.7	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	382	1,948
# of Persons per HH	2.8	3.2	3.3
Average HH Income	\$110,788	\$118,914	\$143,261
Average House Value	\$577,853	\$1,940,786	\$1,575,890

2023 American Community Survey (ACS)



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