

FOR LEASE

GARDEN SQUARE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

43-47 EAST FORT UNION BOULEVARD, SUITE 33A
MIDVALE, UT 84047

- 3,153 SF retail available on the northeast corner of Fort Union Boulevard and State Street
- Convenient access to both I-15 and I-215
- Grease trap possible for restaurant users
- 13 minute walk to UTA's Midvale Fort Union transit stop
- \$24.00 NNN rate with low CAMs
- Top regionally trafficked location
- Six minute drive to Fashion Place, Bingham Junction and the Shops at Fort Union amenities
- Storage area with roll up door attached

2024 DEMOS



EST. POPULATION

1 MILE » 15,808
3 MILE » 130,225
5 MILE » 358,614



EST. HOUSEHOLDS

1 MILE » 6,473
3 MILE » 51,597
5 MILE » 136,725



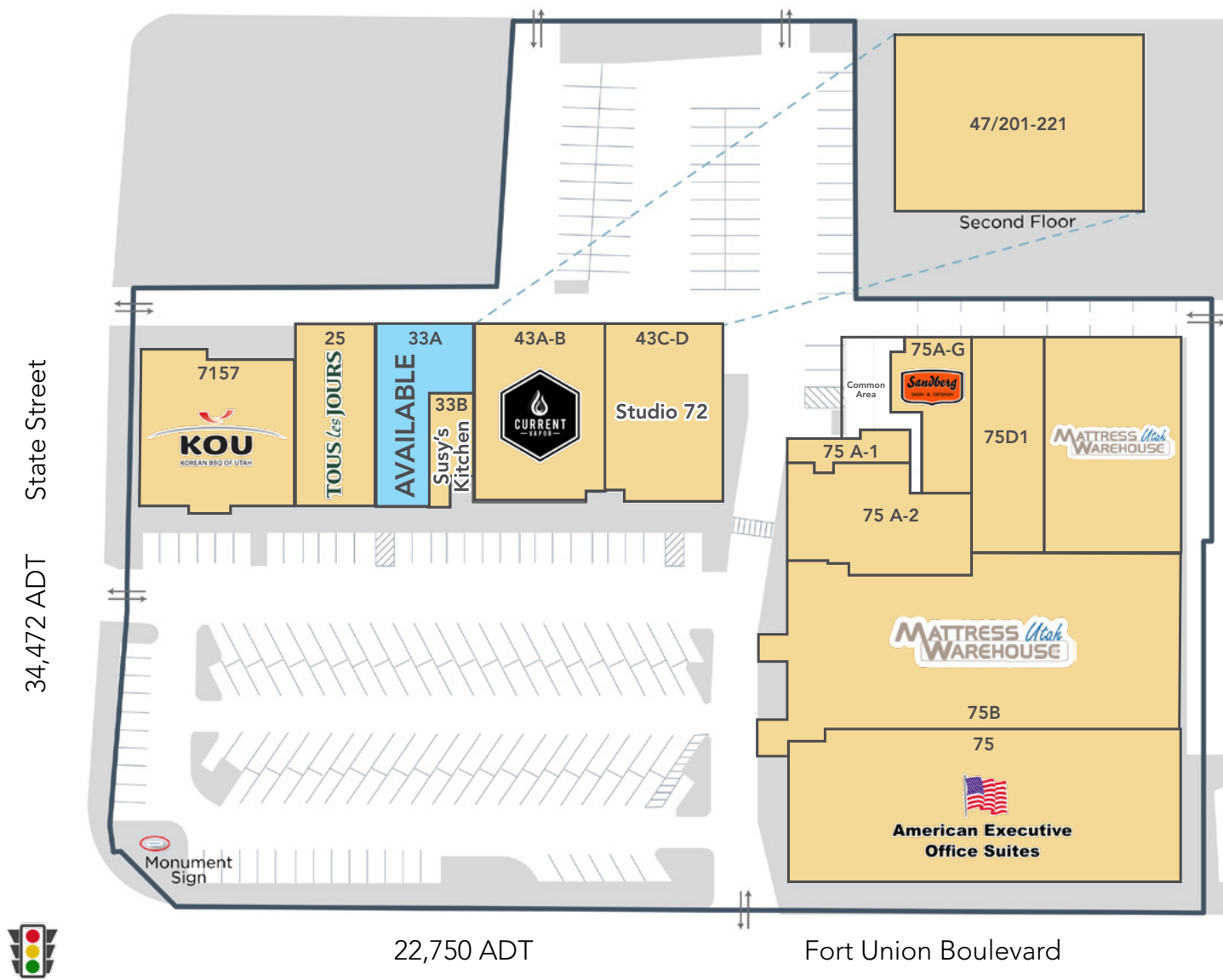
EST. MEDIAN HH INCOME

1 MILE » \$76,288
3 MILE » \$88,880
5 MILE » \$93,923

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SITE PLAN

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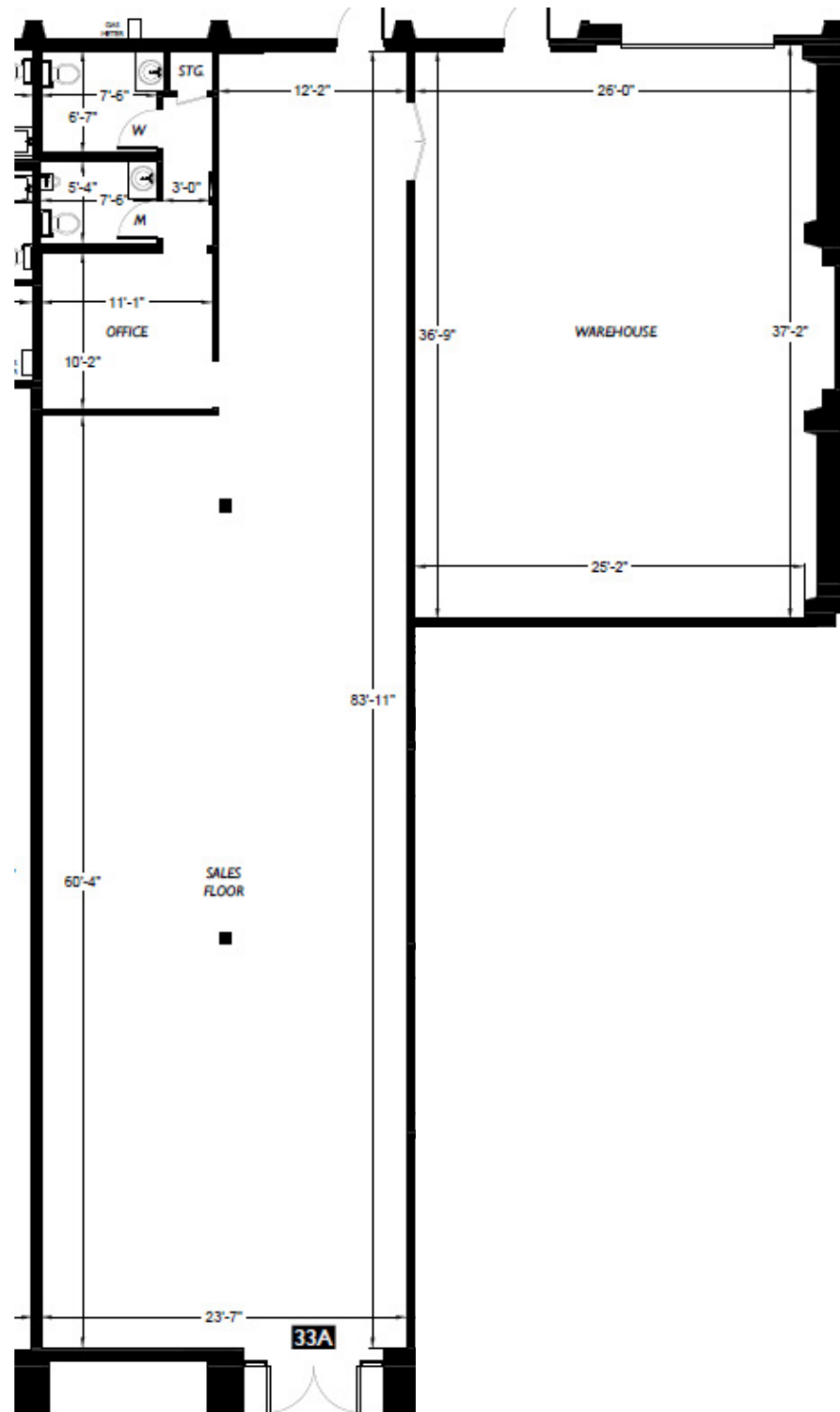
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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FLOOR PLAN



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