

FOR LEASE, GROUND LEASE OR BUILD-TO-SUIT

**NEWMARK**

**MOUNTAIN WEST**

**SCOTT BRADY**

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## PROPERTY DETAILS

5400-5541 W. 4100 S., West Valley City, UT 84120

- Retail Pads Available
- 0.5 – 2 Acre Pads
- Drive Thru Opportunities Available
- Four Access Points
- Close Proximity to Mountain View Corridor, Smith’s, Lowe’s, CVS, and Hunter High School
- Call Agents for Pricing

## 2025 DEMOS



### EST. POPULATION

1 MILE » **16,675**  
3 MILE » **128,722**  
5 MILE » **268,297**



### EST. HOUSEHOLDS

1 MILE » **4,660**  
3 MILE » **36,804**  
5 MILE » **81,141**



### EST. AVERAGE HH INCOME

1 MILE » **\$132,232**  
3 MILE » **\$116,980**  
5 MILE » **\$114,198**

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COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800

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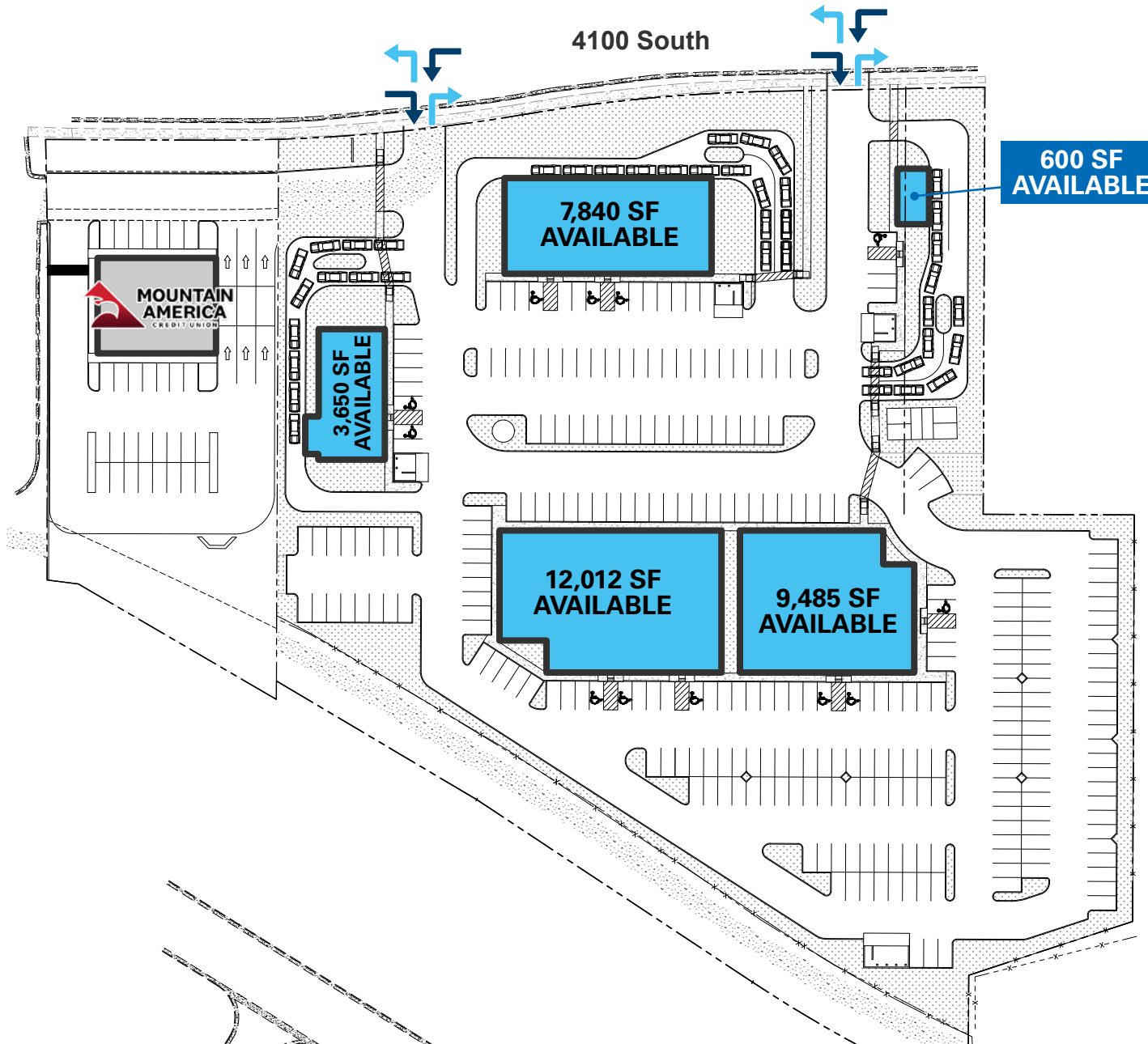
# SITE PLAN

# NEWMARK

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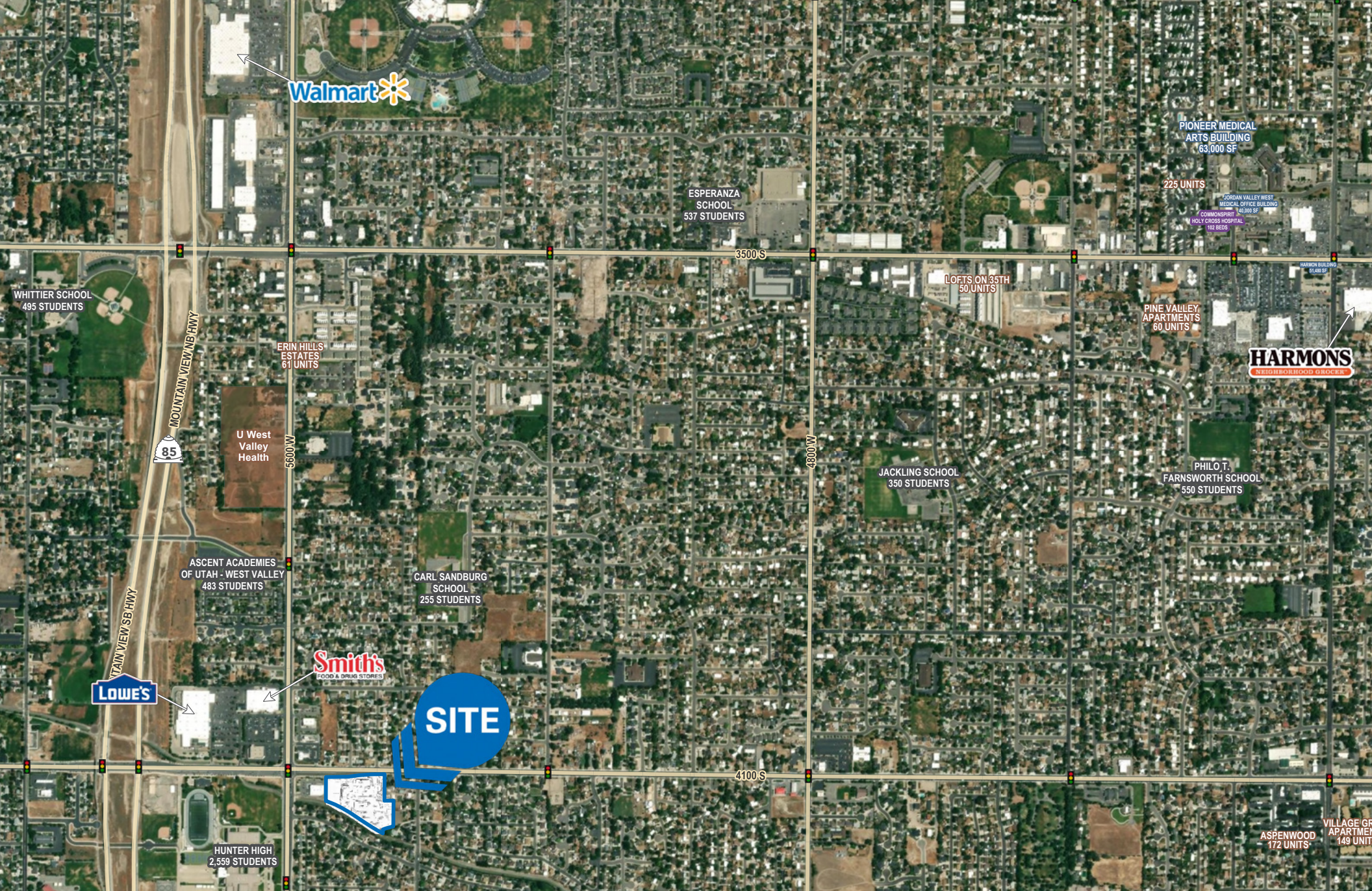
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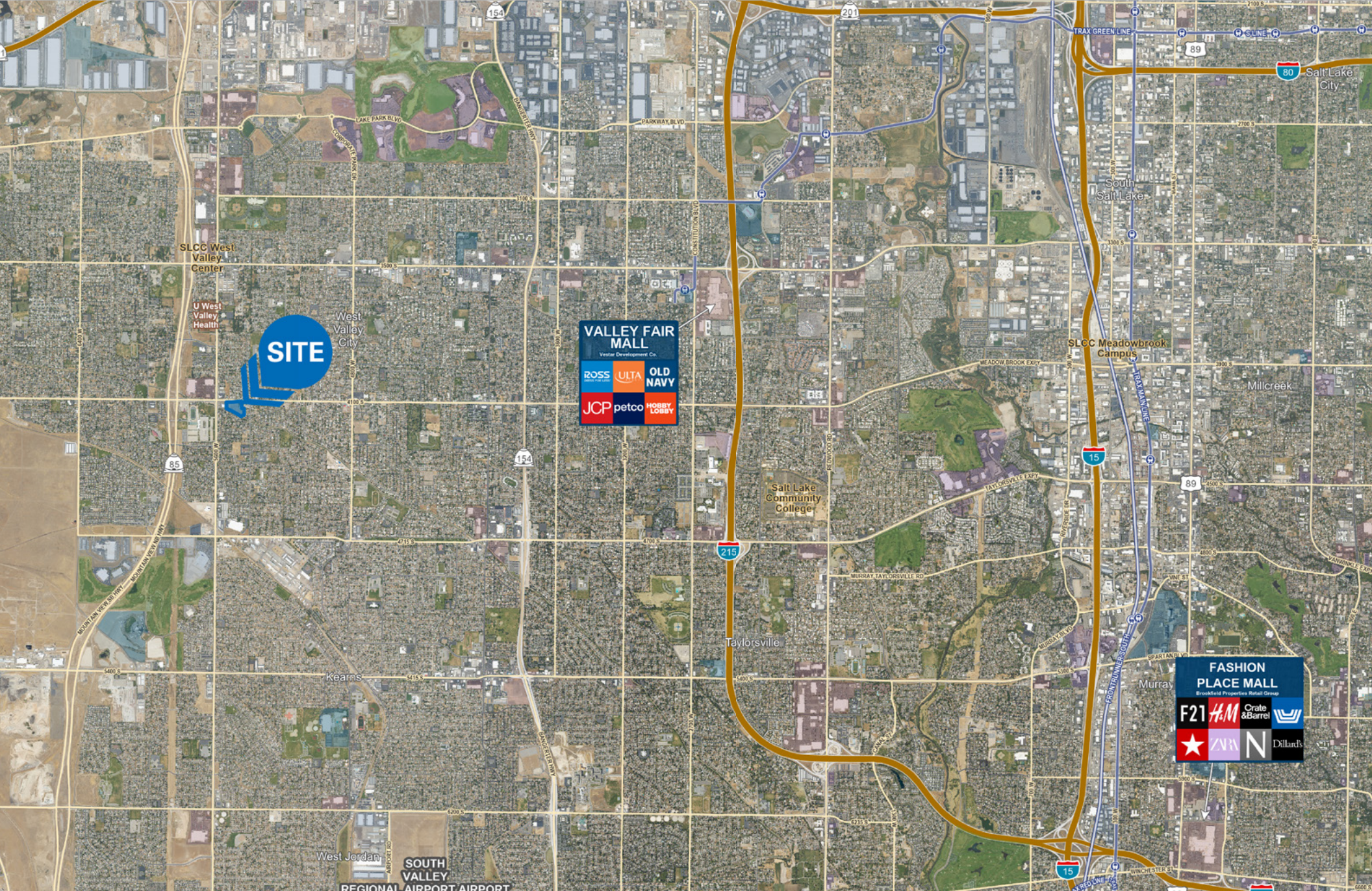
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