

FOR LEASE

325 S 500 W
Bountiful, UT 84010

- Prime retail space available
- High visibility along busy 500 W
- Versatile layout
- Ample parking for customers

± 1,600 SF | RETAIL

Property Specs

LEASE PRICE	\$22.00 PSF NNN
SUITE SIZE SF	± 1,600 SF
YEAR BUILT	1953
TYPE	Retail Neighborhood Center

- Prime retail space available in Bountiful, Utah
- Located along busy 500 W thoroughfare
- Affordable leasing options available
- High foot traffic area near popular retail spots
- Ample parking for customers and employees
- Versatile layout customizable for various business types
- Perfect for launching new ventures or expanding existing businesses
- Contact us for more details or to schedule a viewing!



OR TEXT 22833 TO 39200

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SUMMARY



PHOTOS

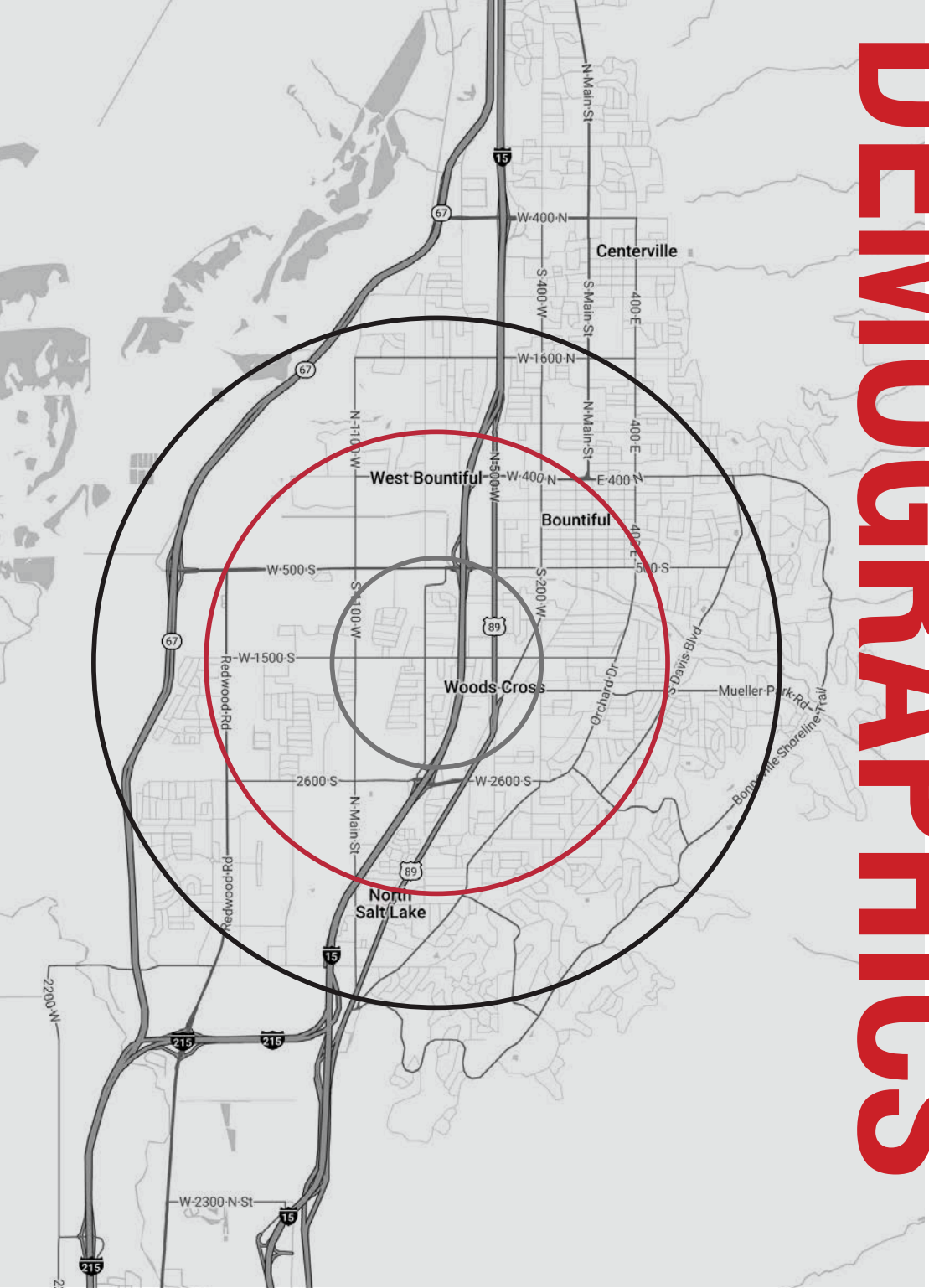
High foot traffic area near popular retail destinations.
Ample parking for customers and employees.



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,515	81,547	105,900
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,277	27,467	35,087
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$97,823	\$133,489	\$139,112

Traffic Counts

STREET	AADT
500 W	18,000
500 S/200 W	25,000

Cities Nearby

Reno, Nevada	525 miles
Los Angeles, California	697 miles
Salt Lake City, Utah	10 miles
Denver, Colorado	523 miles
Phoenix, Arizona	671 miles
San Antonio, Texas	1,321 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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