

FOR LEASE

LEGACY PLAZA



NEWMARK

MOUNTAIN WEST

TAI J. BIESINGER
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 direct 801.913.4595
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PROPERTY DETAILS

5640 W. 4100 S., West Valley City, UT 84128

- 1,425 SF available
- Lease rate: \$24.00/SF NNN
- Excellent access to 5600 West, 4100 South and Mountain View Corridor
- Proximity to major West Valley City employers and dense population in a growing corridor
- Major anchors on site: Lowe's and Smith's
- Co-tenants: Walgreen's, Boost Mobile, Big Daddy's Pizza, Game Stop, Bossed Up Barbershop
- Across the street from Hunter High School

2025 DEMOS



EST. POPULATION

1 MILE » 17,519
 3 MILE » 128,780
 5 MILE » 265,286



EST. HOUSEHOLDS

1 MILE » 4,859
 3 MILE » 36,688
 5 MILE » 79,995



EST. AVERAGE HH INCOME

1 MILE » \$132,230
 3 MILE » \$116,395
 5 MILE » \$113,421

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com

SITE PLAN

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SITE

LOWE'S

usbank
Smith's
FOOD & DRUG STORES

KROGER FUEL

Walgreens

HUNTER HIGH
2,559 STUDENTS

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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.