

BIG BOX RETAIL FOR LEASE

FORMER RC WILLEY

4045 Riverdale Rd | Riverdale, Utah 84405

SITE

FUTURE

VALUE VAULT

FUTURE

EoS
FITNESS

Staples

ROSS
DRESS FOR LESS

NEWGATE
MALL

Property Highlights

- Size: 28,858 SF
- Lot Size: 6.34 Acres
- Lease Rate: Contact Agents
- Available Immediately
- 56,000 ADT on Riverdale Road
- Pylon Signage

SIGN

TANNER OLSON

801.930.6752

tolson@legendcommercial.com

JOE MILLS

801.930.6755

jmills@legendcommercial.com

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
COMMERCIAL

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	12,432	87,969	180,998
2031 PROJECTED POPULATION	12,685	88,142	184,957
2026 HOUSEHOLDS	4,175	34,507	68,419
2026 AVG HH INCOME	\$100,391	\$107,149	\$109,488
2026 BUSINESSES	547	4,276	6,597
2026 DAYTIME POPULATION	4,892	45,514	71,949



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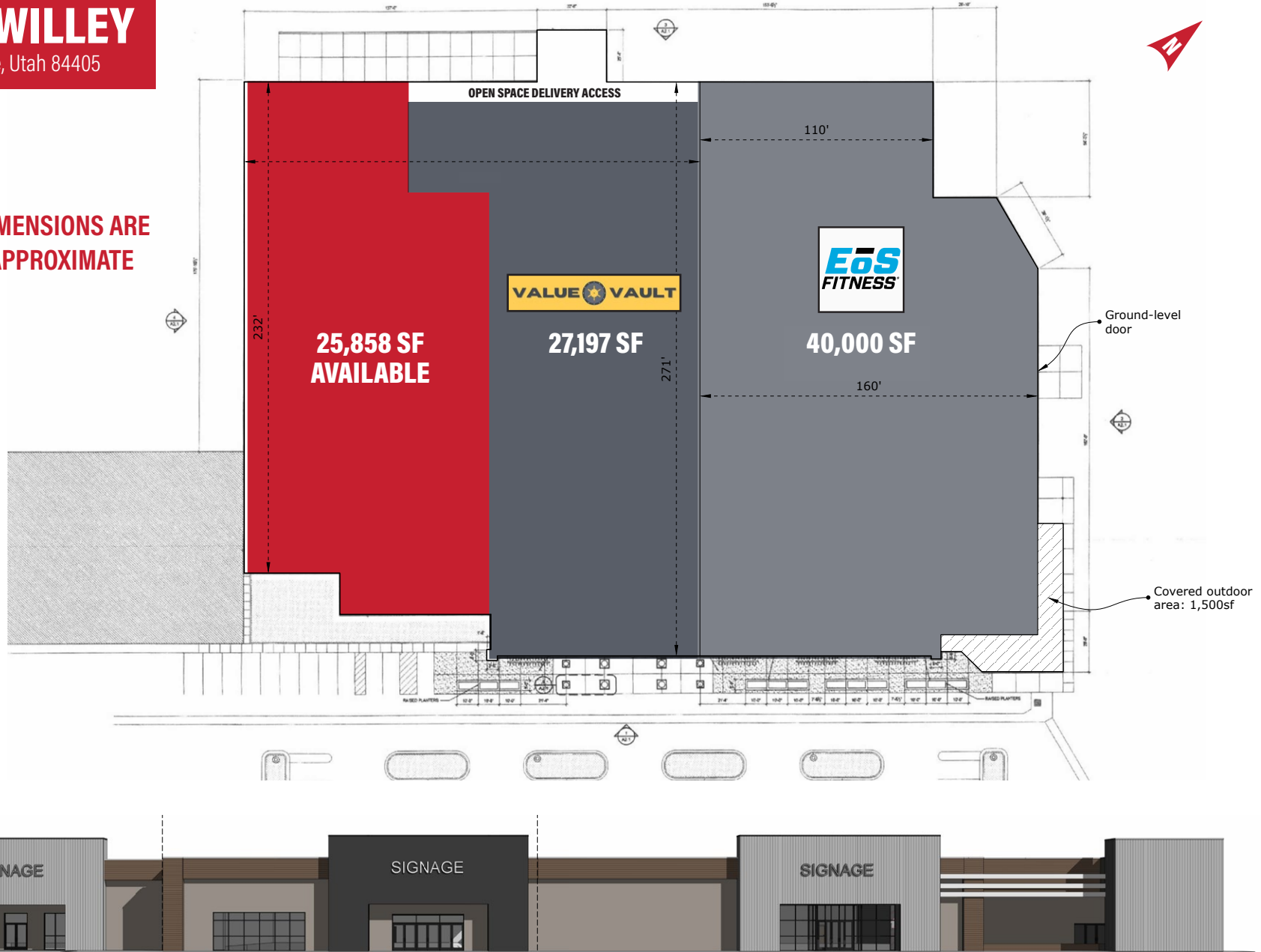
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**DIMENSIONS ARE
APPROXIMATE**



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