

# STANSBURY VILLAGE PAD

Village BLVD & HWY 36 | Stansbury Park, UT 84074



**Contact**

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 <b>HIGHWAY VISIBILITY</b>	 <b>PYLON SIGNAGE</b>	 <b>FAVORABLE ZONING:</b> CS - Commercial Shopping	 <b>TRAFFIC COUNT:</b> 26,000 ADT	 <b>DRIVE THROUGH PERMITTED</b>
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## FOR SALE

\$825,000  
(\$22.02 PSF)

## GROUND LEASE AVAILABLE

\$100,000 Annually

One of the fastest growing submarkets on the west side. Population within one mile is 11,635 and growing 3.47 percent annually, with average household income near \$98,000 today and projected above \$110,000 by 2030. (Esri 2025).

## Property Highlights

- Total Site Acreage: 0.86 Acres
- Pad Condition: Delivered As Finished Graded Pad; Utilities Stubbed To Site
- Proposed Building SF: 5,900 SF with 30 Parking Stalls
- Hard Corner At A Signalized, Lit Intersection
- Drive Through Permitted
- Access: Village Blvd; Cross Access And Reciprocal Parking Easement With The Surrounding Center
- Zoning: CS – Commercial Shopping (Permits Retail, Restaurant, Grocery And Food Sales, Financial Services, Medical And Dental, Personal Services, Professional Office, Child And Adult Day Care, Gas Stations, Car Washes, And Auto Sales And Service)
- Pylon Signage: Dedicated Panel Included
- Traffic Count: Hwy 36 ADT 26,000
- Utilities: Water, Sewer, Storm, Gas, Power, And Communications Available To Site (See Utility Plan Inside)
- Restricted uses.
  - Fitness/Exercise
  - Pizza
  - Hair Salon
  - Insurance Agency
  - Church/Religion

**ZONING CODE**

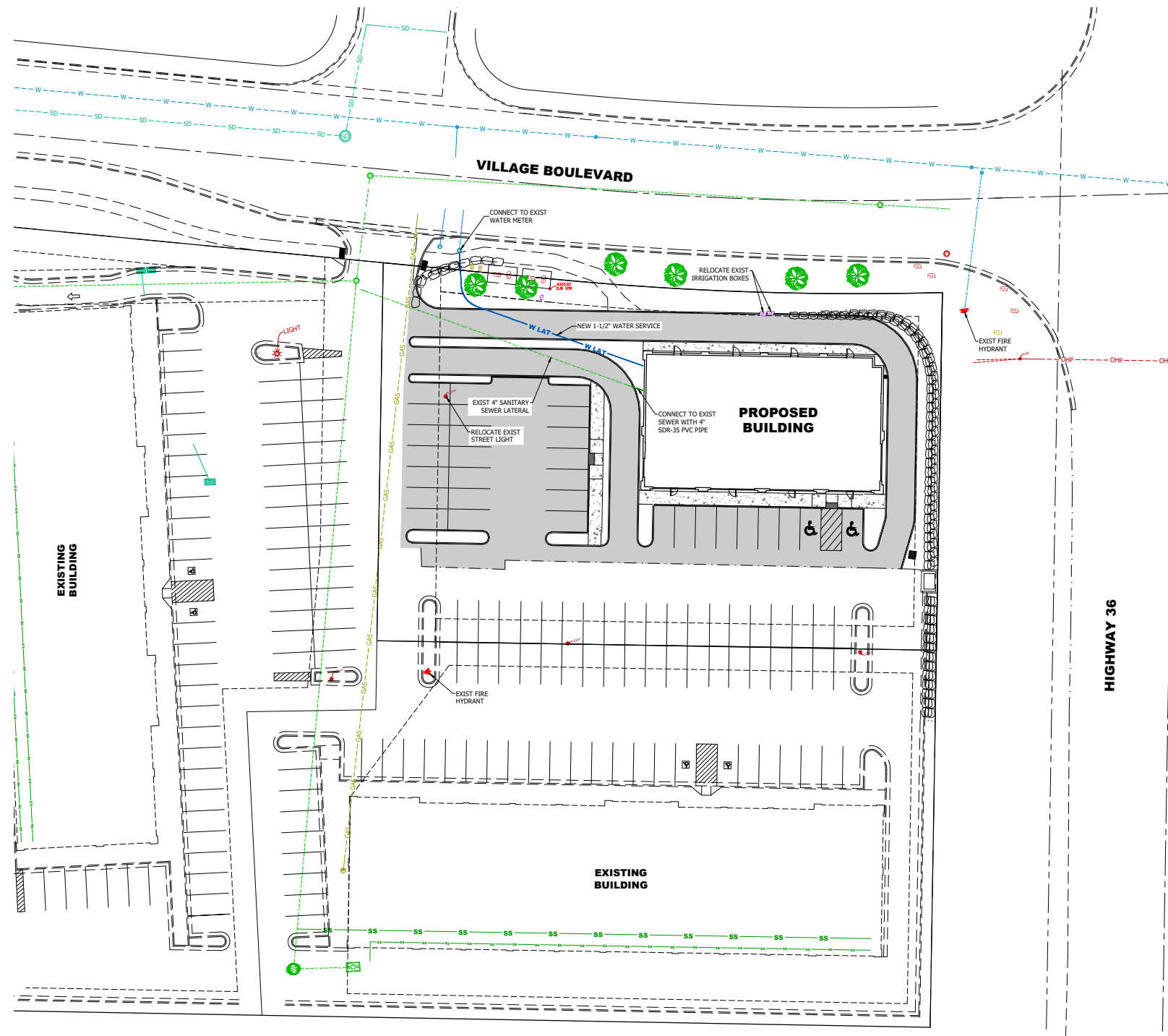
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Census 2020 Summary	1 mile	3 miles	5 miles
Population	9,188	32,756	42,218
Households	2,649	10,425	13,052
Average Household Size	3.46	3.11	3.20

2025 Summary	1 mile	3 miles	5 miles
Population	11,635	37,819	48,419
Households	3,507	12,192	15,174
Families	2,735	8,899	11,408
Average Household Size	3.31	3.07	3.16
Owner Occupied Housing Units	2,885	9,635	12,288
Renter Occupied Housing Units	622	2,557	2,886
Median Age	30.2	32.4	32.1
Median Household Income	\$89,287	\$88,747	\$94,081
Average Household Income	\$97,972	\$99,919	\$108,201

2030 Summary	1 mile	3 miles	5 miles
Population	13,798	41,447	52,918
Households	4,224	13,486	16,742
Families	3,269	9,760	12,483
Average Household Size	3.26	3.05	3.13
Owner Occupied Housing Units	3,582	10,882	13,806
Renter Occupied Housing Units	642	2,604	2,935
Median Age	31.5	33.5	33.1
Median Household Income	\$100,471	\$100,655	\$104,697
Average Household Income	\$110,388	\$111,190	\$120,006

Trends: 2025-2030 Annual Rate	1 mile	3 miles	5 miles
Population	3.47%	1.85%	1.79%
Households	3.79%	2.04%	1.99%
Families	3.63%	1.86%	1.82%
Owner Households	4.42%	2.46%	2.36%
Median Household Income	2.39%	2.55%	2.16%

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