

Riverton Retail Plaza
2464 W 12600 S, Suite 160-170
Riverton, UT 84065



**RETAIL UNIT
AVAILABLE**

- 3,102 SF
- Two Private Offices
- Two Bathrooms
- High Visibility
- Ample Parking
- Easy Access



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Property Summary

Building SF:	15,309
Lease Rate:	\$22 PSF
Lot Size:	0.01 Acres
Parking :	79 Shared Stalls
CAM:	\$5.47 PSF
Year Built:	2009
Zoning:	CP-O

Property Overview

Excellent retail space available NOW. Units 160 and 170 combined total 3,102 SF. Retail unit made of a large open area, two private offices, a storage room, two single stall bathrooms, and private exit out the back.

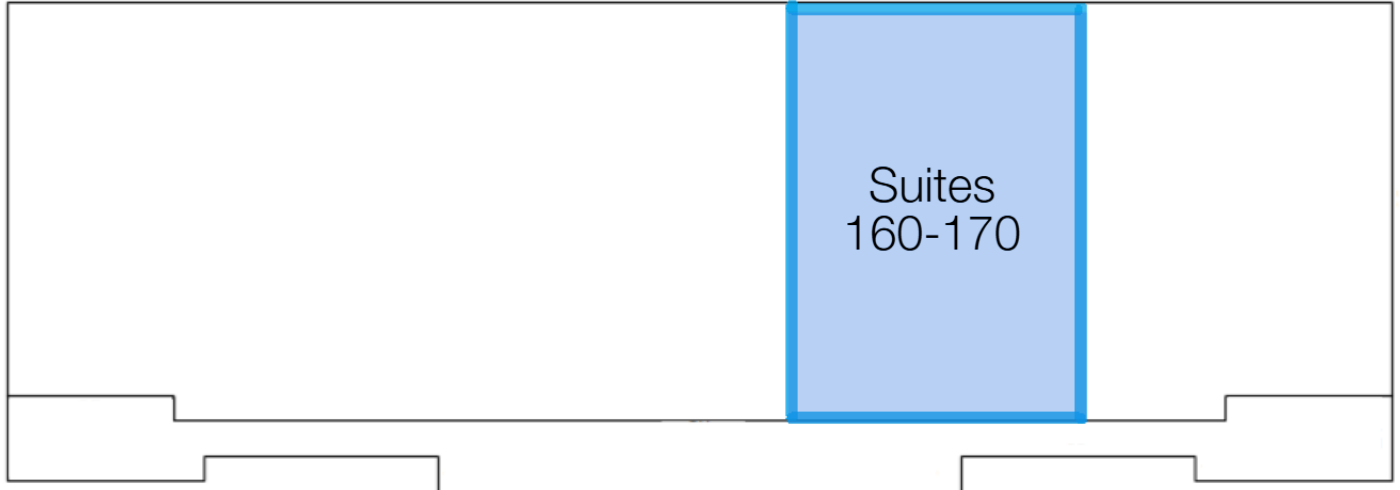
Location Overview

The property features excellent visibility and accessibility off of 12600 South and 2500 West between Redwood Rd and Bangerter Highway.



AVAILABLE UNITS

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



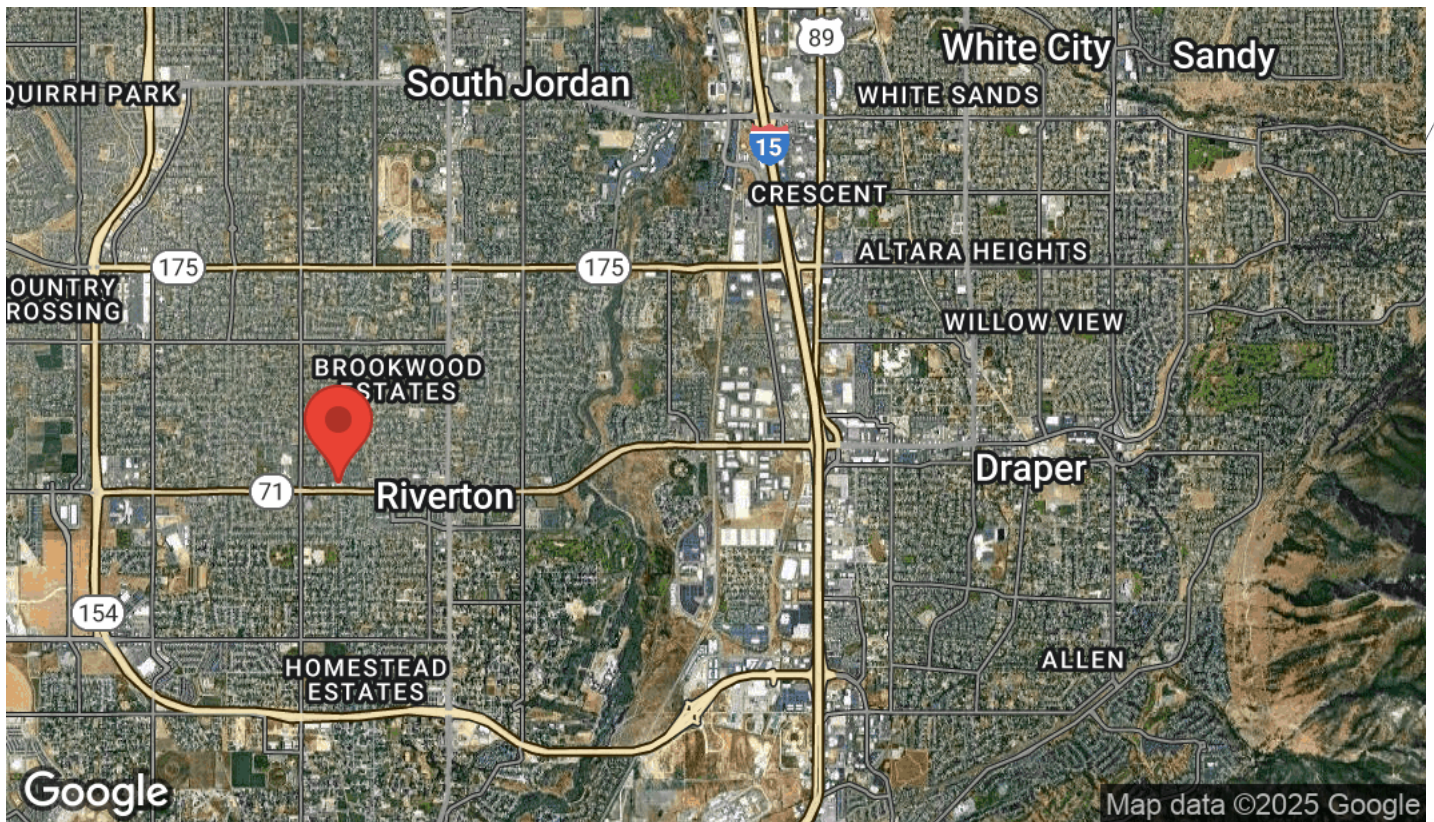
Link to Drone Video Here



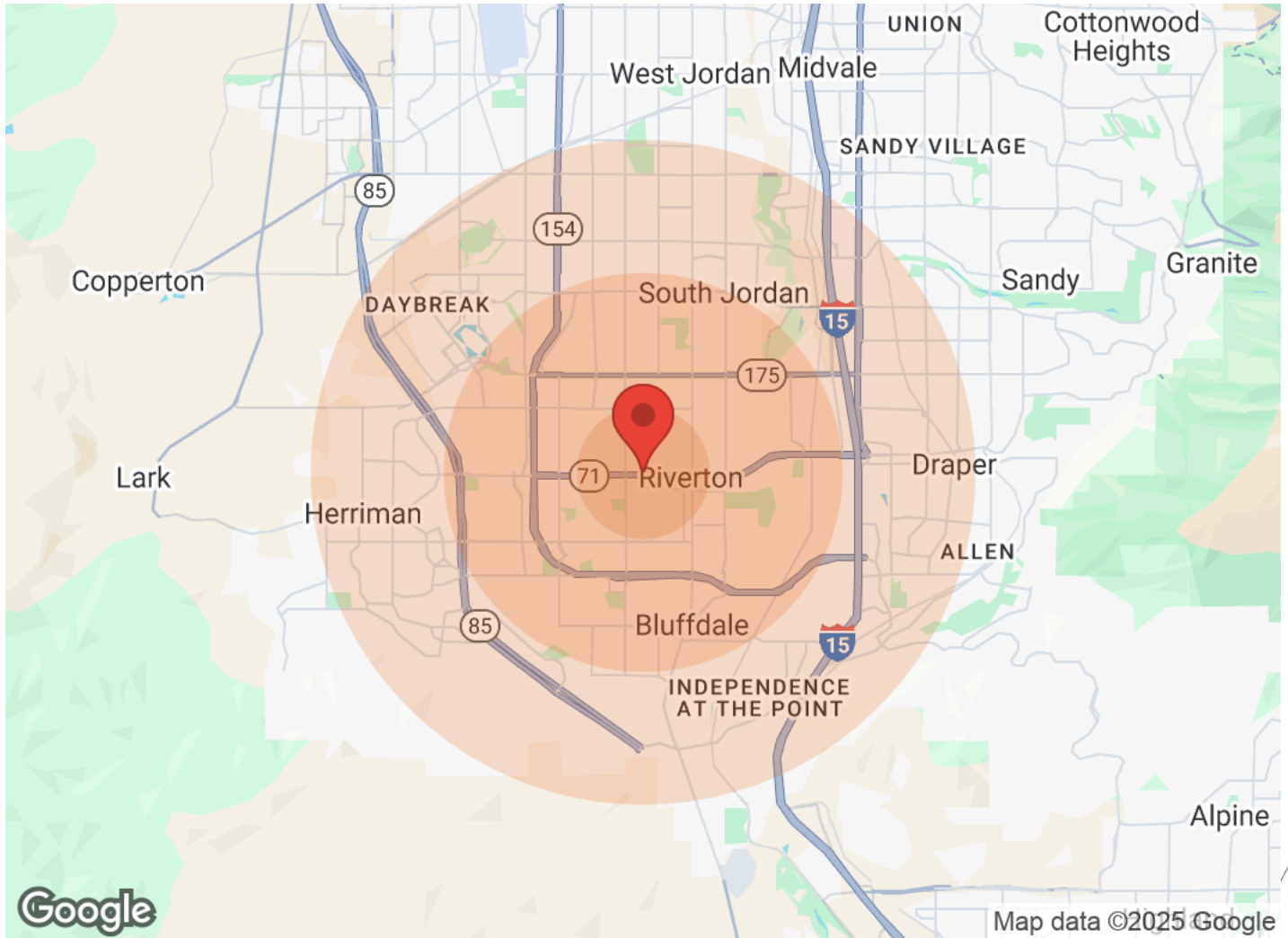
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LOCATION MAPS

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Population	1 Mile	3 Miles	5 Miles
Male	7,698	33,405	91,003
Female	7,610	33,107	88,236
Total Population	15,308	66,512	179,239

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,246	18,932	49,180
Ages 15-24	2,940	12,536	32,384
Ages 25-54	5,950	24,492	68,854
Ages 55-64	1,297	5,480	14,498
Ages 65+	875	5,072	14,323

Race	1 Mile	3 Miles	5 Miles
White	14,749	63,471	168,067
Black	5	98	831
Am In/AK Nat	6	21	333
Hawaiian	43	224	615
Hispanic	694	3,396	12,019
Multi-Racial	820	3,876	14,548

Income	1 Mile	3 Miles	5 Miles
Median	\$86,866	\$93,694	\$83,516
< \$15,000	109	389	1,594
\$15,000-\$24,999	130	541	1,897
\$25,000-\$34,999	273	1,125	3,377
\$35,000-\$49,999	321	1,638	5,140
\$50,000-\$74,999	863	3,205	10,879
\$75,000-\$99,999	1,035	4,000	9,678
\$100,000-\$149,999	1,083	5,170	11,894
\$150,000-\$199,999	185	1,252	3,612
> \$200,000	90	871	2,299

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,281	19,066	53,674
Occupied	4,172	18,331	51,122
Owner Occupied	3,707	15,924	40,636
Renter Occupied	465	2,407	10,486
Vacant	109	735	2,552



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