

**FOR LEASE**

RETAIL/WAREHOUSE SPACE AVAILABLE ON HWY 89 IN BOUNTIFUL

Property Highlights

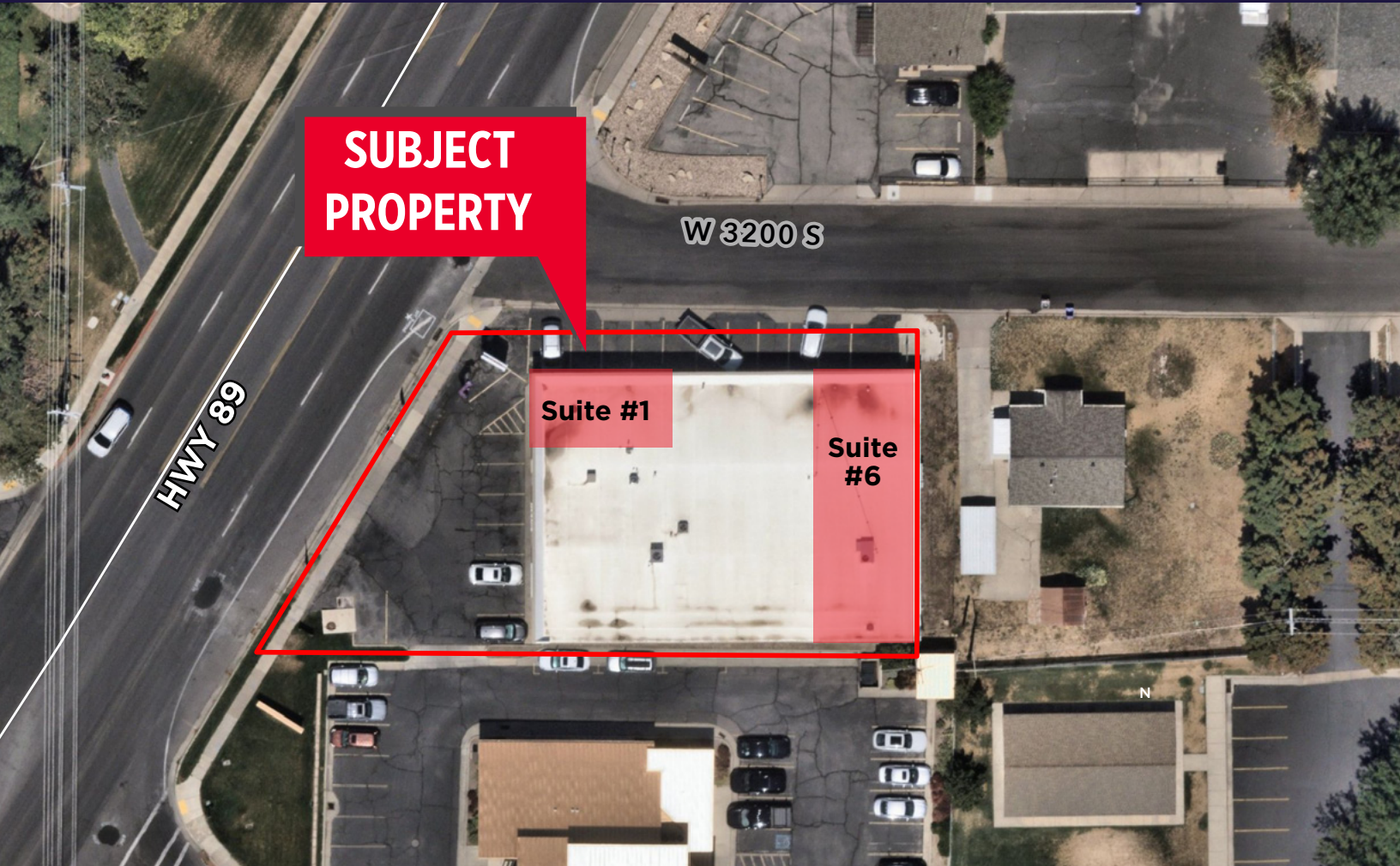
- Two spaces for lease:
 - » Suite #1: 750 SF - Retail/office space built out with reception area, 1 office, storage area, and 1 private restroom
 - * Lease Rate: \$18.00 PSF/MG
 - » Suite #6: 2,546 SF - Retail/Warehouse space built out with 1 roll up door, warehouse area, large open area with drop ceiling, and 1 private restroom
 - * Lease Rate: \$10.00 PSF/MG
- Tenant pays gas & electricity
- Landlord pays sewer, water, & trash removal
- High exposure on Hwy 89
- Easy access to I-15
- Pole Signage available

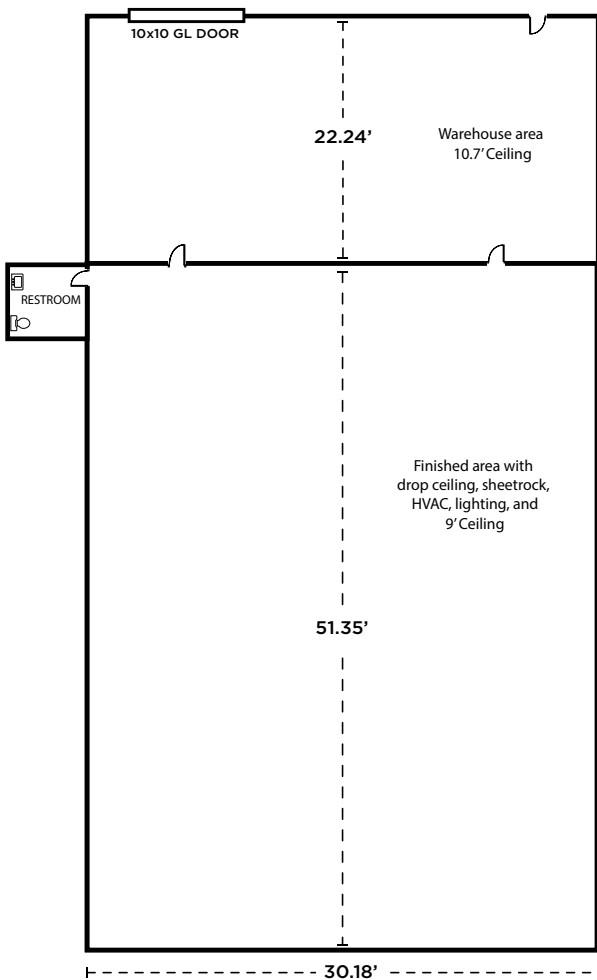


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Floor Plan - Suite #6


NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



MEDIAN HOUSEHOLD INCOME

1 Mile	14,286	\$120,681	\$100,853
3 Miles	76,143	\$131,601	\$108,212
5 Miles	116,296	\$132,196	\$106,837

