

THE POINT

SWC 300 NORTH 2000 WEST • WEST POINT • UTAH • 84015



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



LEGEND
PARTNERS



FOR SALE OR LEASE

PROPERTY SPECS

- Shop Space Available
- High Residential Growth
- \$80,707 Average Household Income in 2 Mile Radius
- Near Syracuse High School with 1,900+ Students

Smith's
Marketplace



DEMOGRAPHICS

1 MILE 2 MILES 3 MILES

POPULATION

2017 ESTIMATED POPULATION	9,808	86,658	166,689
2022 PROJECTED POPULATION	10,784	94,493	180,340

HOUSEHOLDS

2017 ESTIMATED HOUSEHOLDS	2,871	24,846	50,070
2022 PROJECTED HOUSEHOLDS	3,144	27,002	53,994

INCOME

2017 EST. AVERAGE HH INCOME	\$79,169	\$80,707	\$77,876
2017 EST. MEDIAN HH INCOME	\$68,204	\$71,273	\$66,880
2017 EST. PER CAPITA INCOME	\$22,916	\$23,561	\$23,721

CONTACT:

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SPACE #	SF	PRICE
D2 (Drive-Thru)	1,352 SF	\$27.00/SF/Year
D3	1,350 SF	\$25.00/SF/Year
Taxes, Ins., & CAM:		\$4.58/SF/Year

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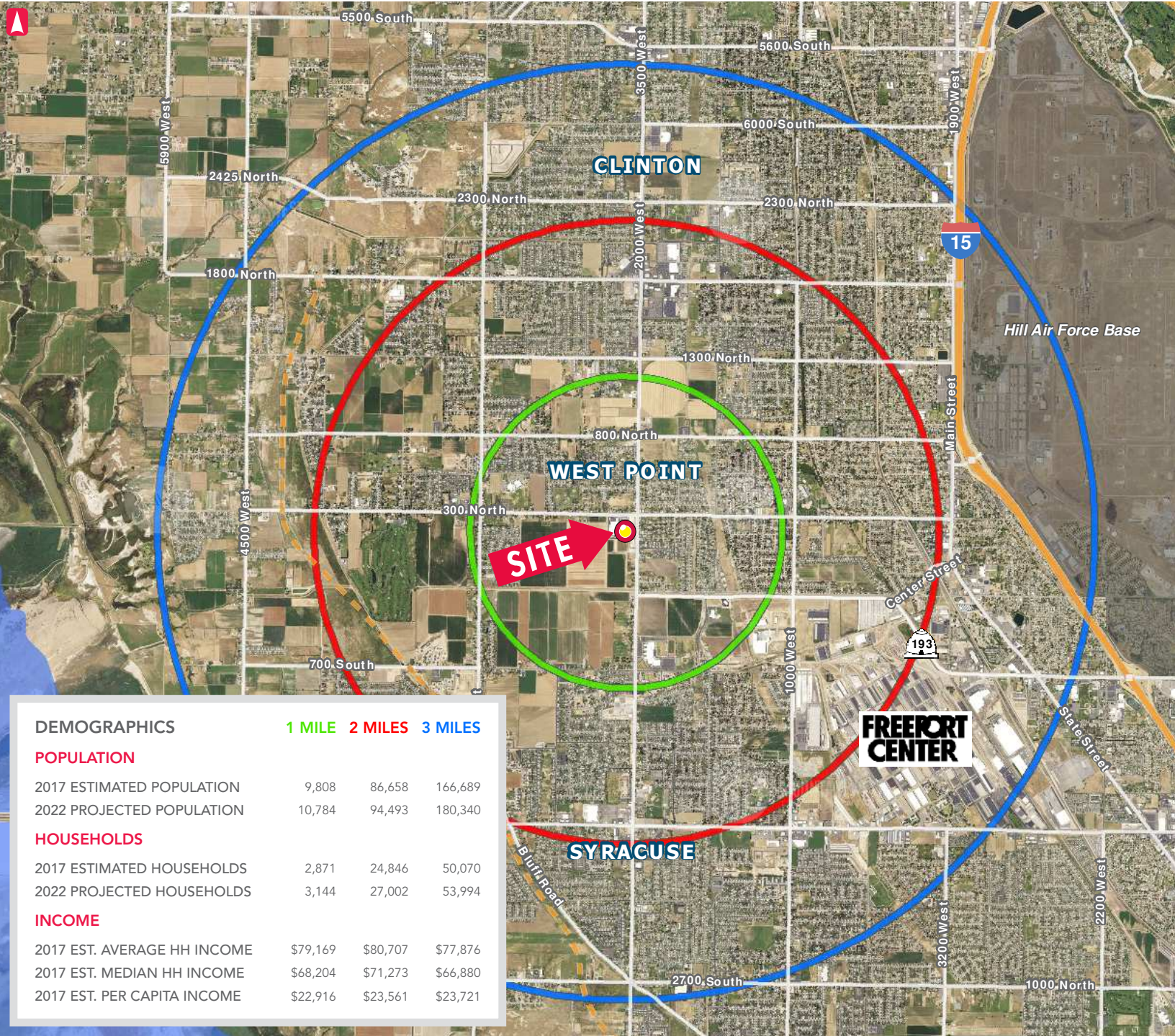
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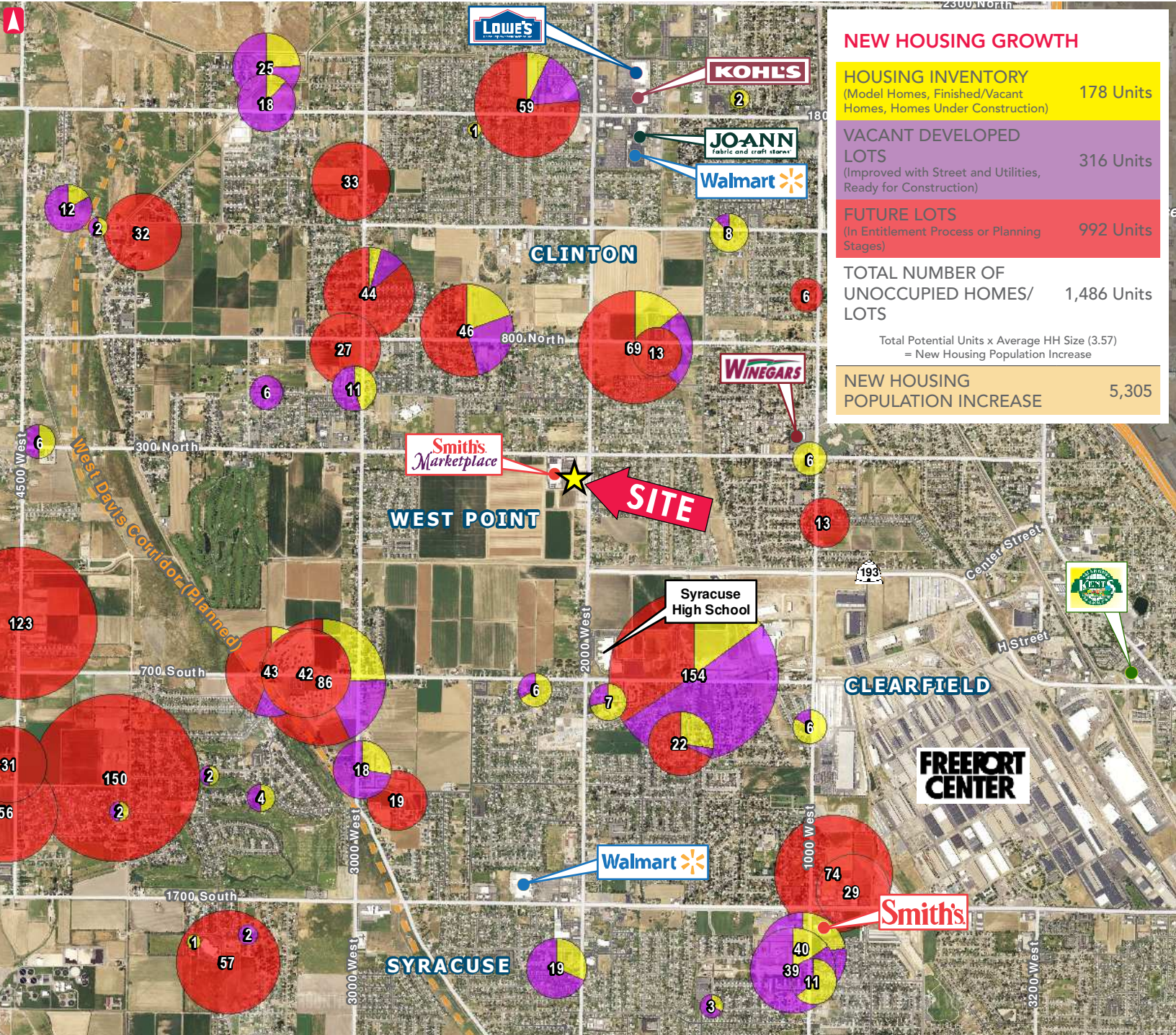
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NEW HOUSING GROWTH

HOUSING INVENTORY
(Model Homes, Finished/Vacant Homes, Homes Under Construction) **178 Units**

VACANT DEVELOPED LOTS
(Improved with Street and Utilities, Ready for Construction) **316 Units**

FUTURE LOTS
(In Entitlement Process or Planning Stages) **992 Units**

TOTAL NUMBER OF UNOCCUPIED HOMES/ LOTS **1,486 Units**

Total Potential Units x Average HH Size (3.57)
= New Housing Population Increase

NEW HOUSING POPULATION INCREASE **5,305**

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