

LEGACY PLAZA AT 54TH – ZAXBY'S

1814 West 5400 South, Taylorsville, Utah 84118



FOR SALE

3,801 TOTAL SQUARE FEET

PROPERTY FEATURES

- 3,801 SF
- 0.679 Acres
- Highest Traffic Count in Salt Lake County

PROFORMA

Rent Income	\$180,000
Vacancy and Reserves (3%)	\$(5,400)
Net Operating Income	\$174,600
Cap Rate	7.00%
Purchase Price	\$2,494,286

FOR MORE
INFORMATION
CONTACT

BRYCE BLANCHARD
801.578.5534
bblanchard@ngacres.com

Newmark Grubb
ACRES

376 East 400 South, Suite 120 | Salt Lake City, Utah 84111 | 801.578.5555 | www.ngacres.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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TENANT	SF	\$ PSF	MONTHLY	ANNUAL	LEASE START DATE	LED	ESCALATIONS	COMMENTS
LOT 4								
Zaxby's	3,801	\$47.36	\$15,000	\$180,000	2/22/2016	2/28/2036	10% increases every 5 years	Six (5) year options to renew at 10% increases every 5 years
LOT 4 TOTAL	3,801		\$15,000	\$180,000				



www.zaxbys.com

800+ Locations

Very strong franchisee who operates all Utah locations

Zaxby's Franchising, Inc. owns, operates, and franchises a network of casual dining restaurants in the United States. Its restaurants offer prepared-at-order hand-breaded chicken fingers, jumbo buffalo wings, sandwiches, salads, appetizers, and sauces. The company was founded in 1990 and is headquartered in Athens, Georgia. It has restaurant locations in Alabama, Arkansas, Florida, Kentucky, Louisiana, Mississippi, North Carolina, Ohio, Tennessee, Texas, Virginia, Georgia, and South Carolina; and Moore, Oklahoma. The company operates primarily in the Southern United States with more than 800 locations.

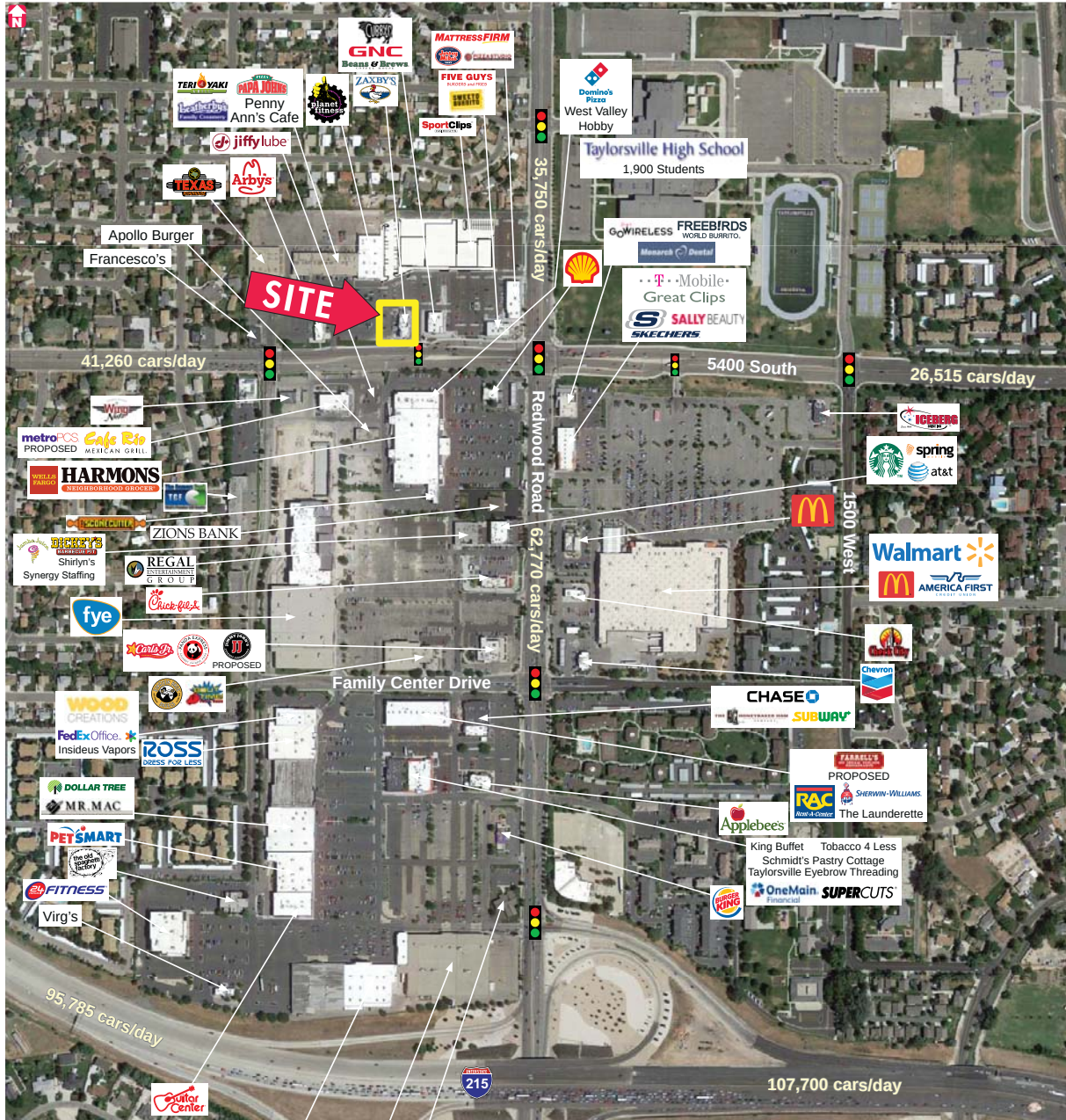


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LOCATION

The dynamic intersection of 54th and Redwood features some of the best co-tenants in the state on 3 corners, in addition to Taylorsville HS on the NE corner. The list includes Starbucks, McDonald's, Guitar Center, Regal Cinema's, PetSmart, Chick-fil-a, Cafe Rio, Harmons Grocery, f.y.e., Ross Dress for Less, Texas Roadhouse, Game Stop, Chase Bank, Applebee's, The Old Spaghetti Factory, and a myriad of others. Walmart Supercenter is adjacent to the property with numerous large multi-family complexes, residential developments, and Salt Lake Community College within close proximity.