

ROY CROSSROADS

3531 WEST 5600 SOUTH • ROY • UTAH • 84067



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



FOR LEASE

PROPERTY SPECS

- Traffic Counts:
3500 West: 20,985 cars/day
5600 South: 13,840 cars/day

SIZE	RATE
832 SF	\$14.00–\$15.00/SF/Year
1,560 SF	\$14.00–\$15.00/SF/Year
6,400 SF	\$11.00/SF/Year
CAM	\$4.00/SF/Year

CO-TENANTS INCLUDE:



Angie's Kinder Academy
Naturally Chinese

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2016 ESTIMATED POPULATION	14,061	83,232	140,069
2021 PROJECTED POPULATION	14,485	87,141	147,671

HOUSEHOLDS

2016 ESTIMATED HOUSEHOLDS	4,189	25,797	43,938
2021 PROJECTED HOUSEHOLDS	4,296	26,926	46,133

INCOME

2016 EST. AVERAGE HH INCOME	\$79,375	\$74,232	\$74,286
2016 EST. MEDIAN HH INCOME	\$74,079	\$66,101	\$64,419
2016 EST. PER CAPITA INCOME	\$23,679	\$23,145	\$23,374

CONTACT:



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

PARTNER



X TEAM
INTERNATIONAL

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