

RESTAURANT FOR LEASE

SOUTH SALT LAKE DRIVE-THRU

2435 South State St | South Salt Lake, Utah 84115



CLICK HERE FOR DRONE VIDEO

I-80 EB ON-RAMP

MORRIS AVE

SITE

STATE ST SIGNAGE

STATE ST
39,000 ADT

FREEWAY SIGNAGE

146,000 ADT



Property Highlights

- Size: 2,926 SF on 0.69 Acres
- Rate: \$40 PSF
- NNNs: \$9.20 PSF
- Freeway Pylon Signage
- Convenient Freeway on/off Access
- 2nd-Gen Restaurant (Hood, Grease Trap and Cooler in Place)
- Dedicated Drive-thru Lane
- Recently Remodeled (2021)

JACE BANKHEAD

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS

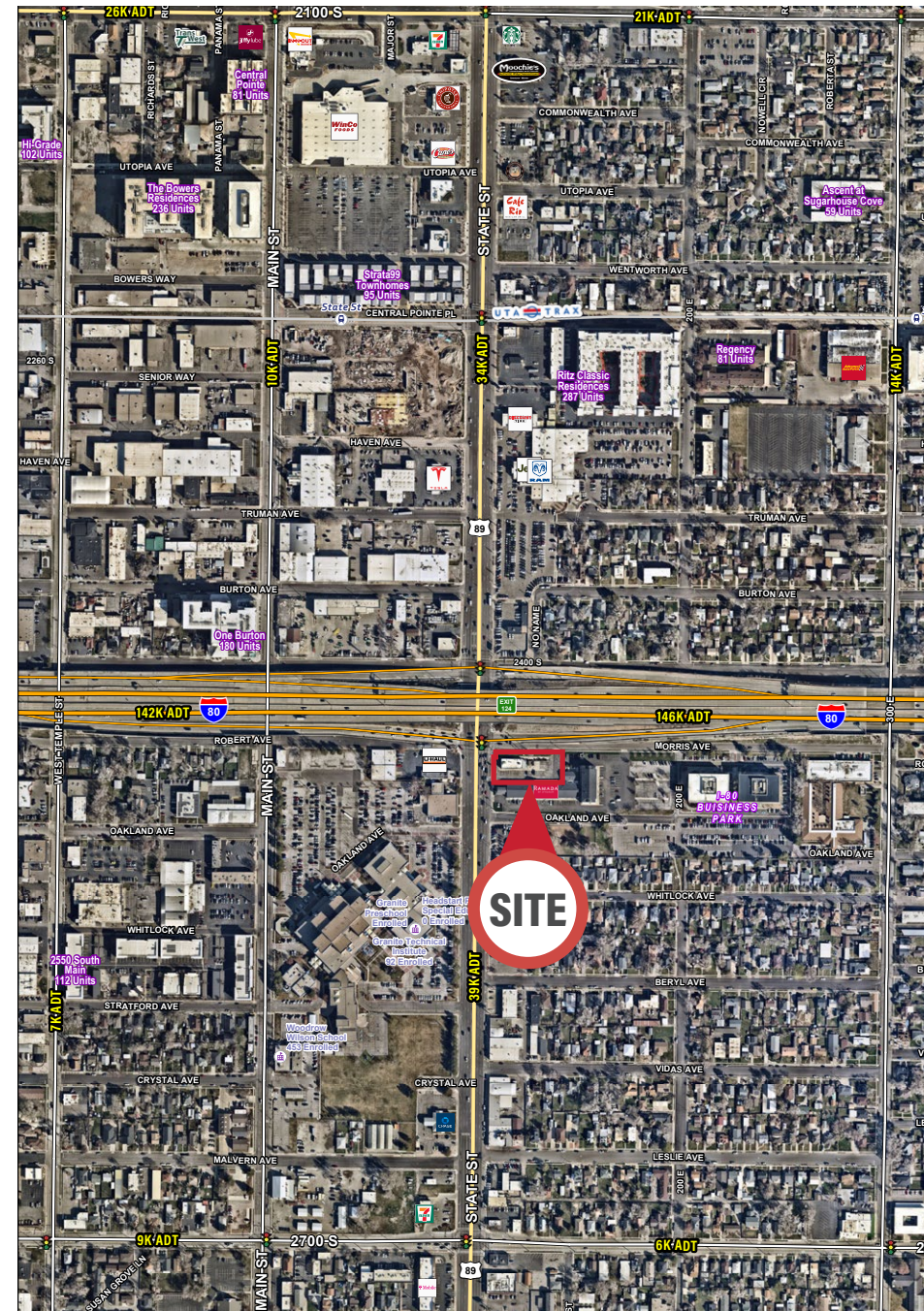


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	16,411	164,472	408,932
2031 PROJECTED POPULATION	17,268	171,260	421,683
2026 HOUSEHOLDS	7,872	72,993	175,734
2026 AVG HH INCOME	\$100,216	\$115,688	\$121,225
2026 BUSINESSES	1,169	8,929	22,056
2026 DAYTIME POPULATION	13,420	103,164	291,267



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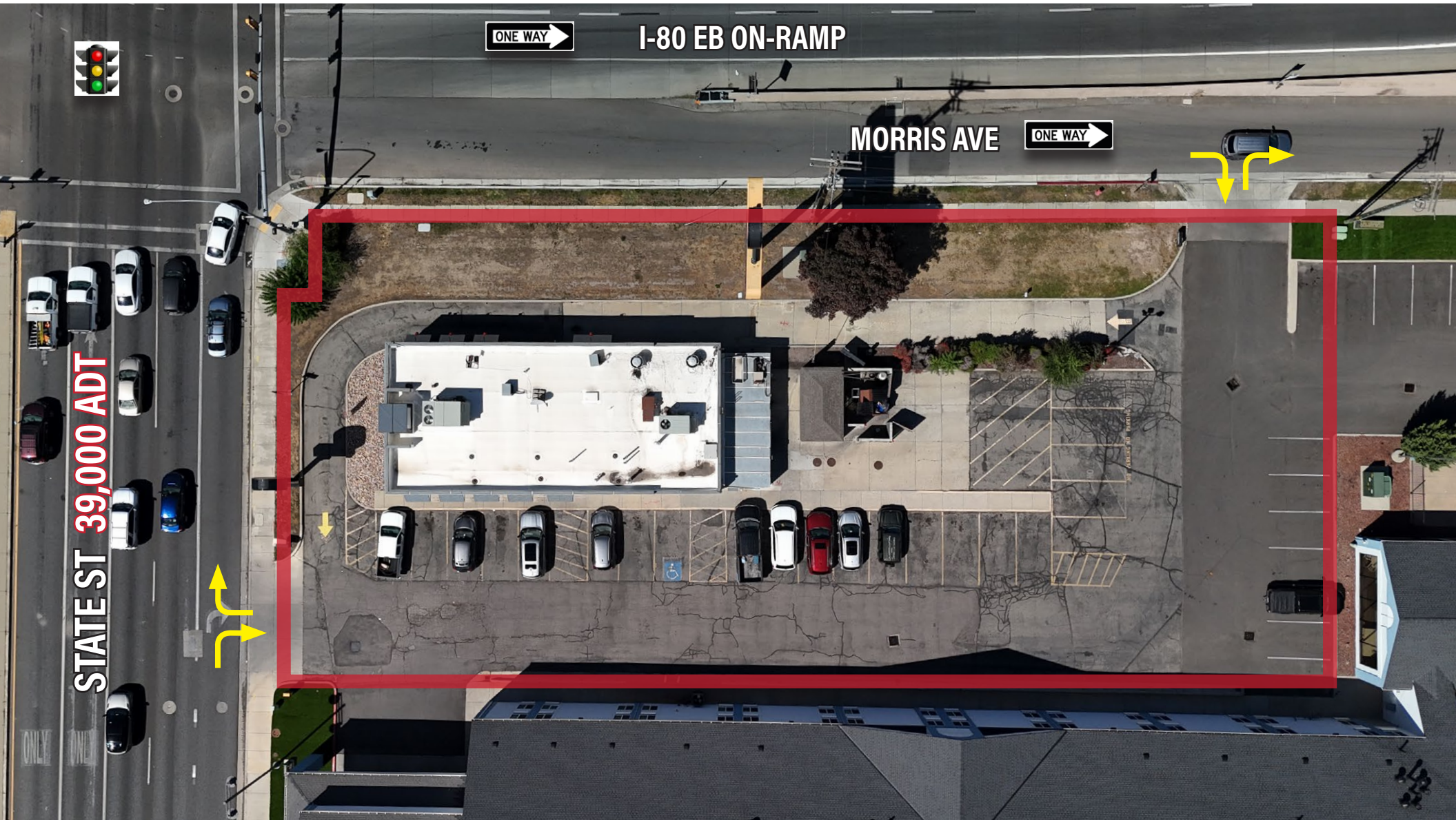
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