



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE






# HARD CORNER PAD SPACE

**GREEN SPRINGS DRIVE & RED CLIFFS DRIVE • WASHINGTON • UTAH**

## FOR LEASE

### PROPERTY SPECS

- Last Space Remaining
- Direct Access Off I-15
- 2,000 SF
- 40,000 vehicles/day thru the Intersection of Telegraph & Green Springs and Over 55,000 vehicles/day on I-15
- Regional Trade Area

	1 MILE	3 MILES	5 MILES
 POPULATION	9,612 2019 EST.	41,736 2019 EST.	77,790 2019 EST.
 HOUSEHOLDS	3,744 2019 EST.	15,466 2019 EST.	28,725 2019 EST.
 AVERAGE HH INCOME	\$73,998 2019 EST.	\$75,458 2019 EST.	\$75,749 2019 EST.

### NEARBY TENANTS INCLUDE:



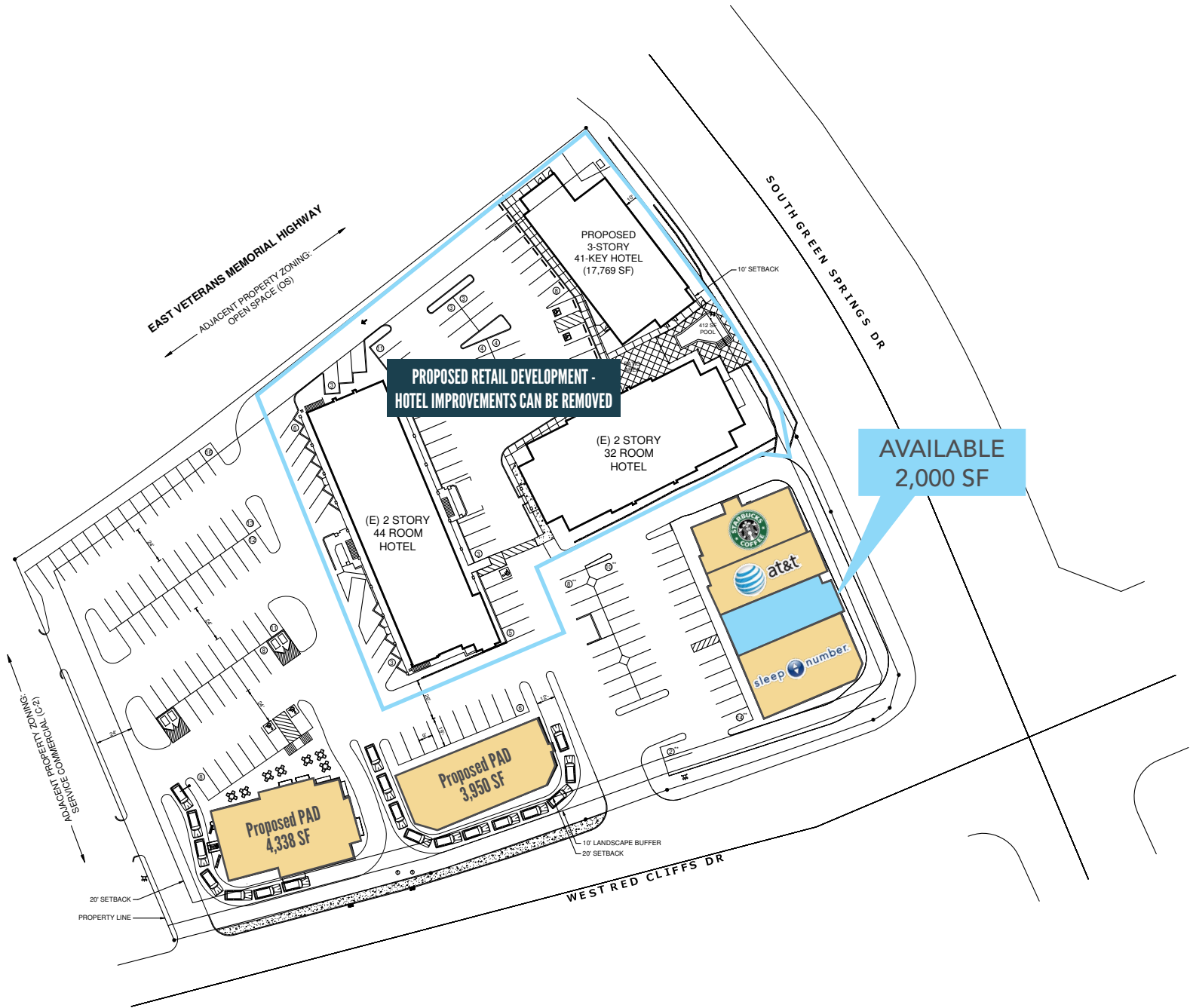
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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

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