



483 W. 325 S. | Bountiful, UT 84010

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2901 Ashton Blvd. Ste 102
Lehi, Utah 84043

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Zach Hatch

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Property Summary

OFFER PRICE	\$17/SF/NNN
BUILDING SIZE SQFT	1,300 ±
LOT SIZE ACRES	0.66±
TAX ID	020250110
ZONING	C-H

- Wonderfully situated on 500 West with ample traffic by the location everyday
- Wonderful retail location opportunity in the heart of Bountiful retail hub
- Easy freeway access to the south
- Traffic counts of 18,000+ cars a day on HWY 89
- You will not be able to find a better retail location in Bountiful

FOR MORE INFORMATION



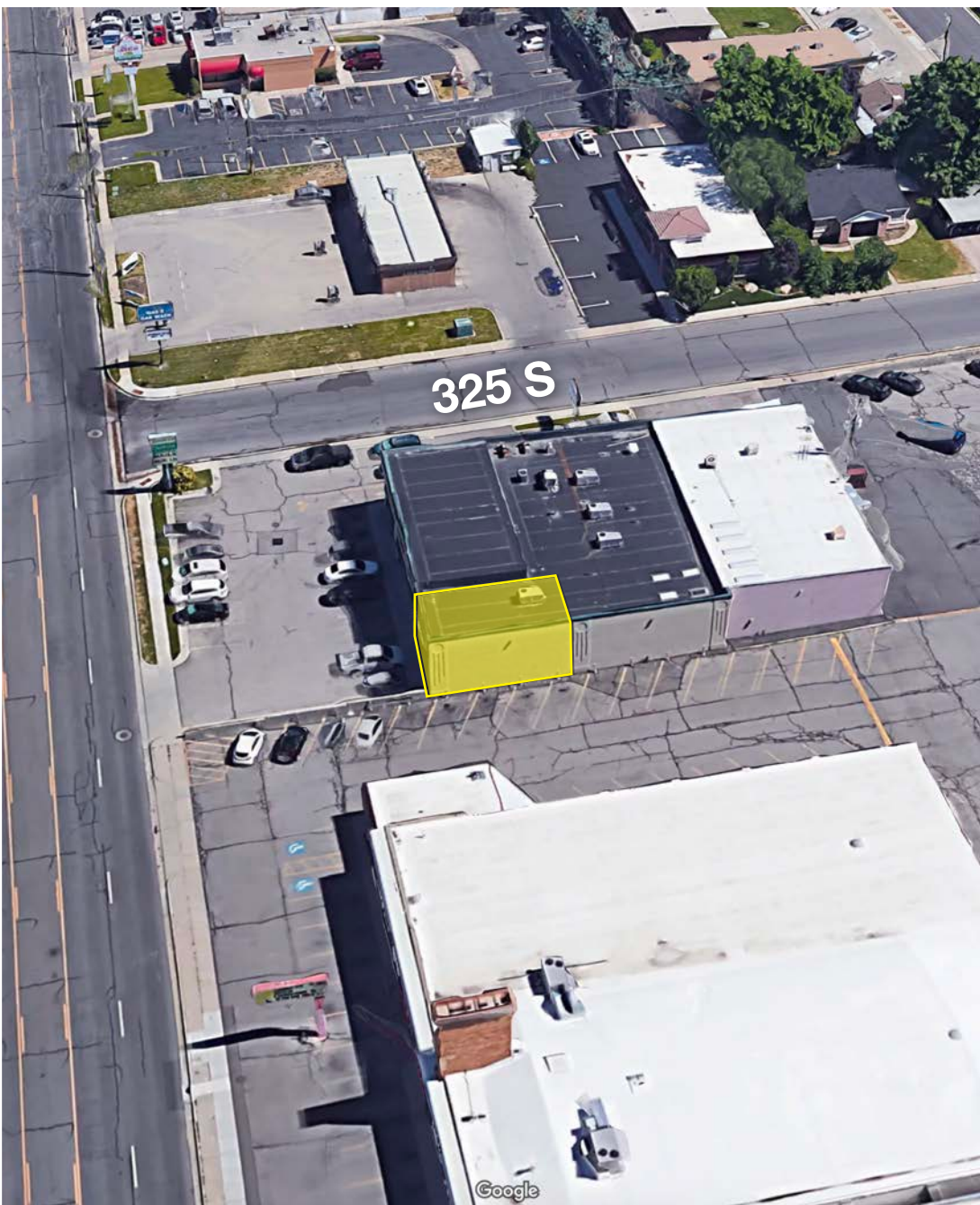
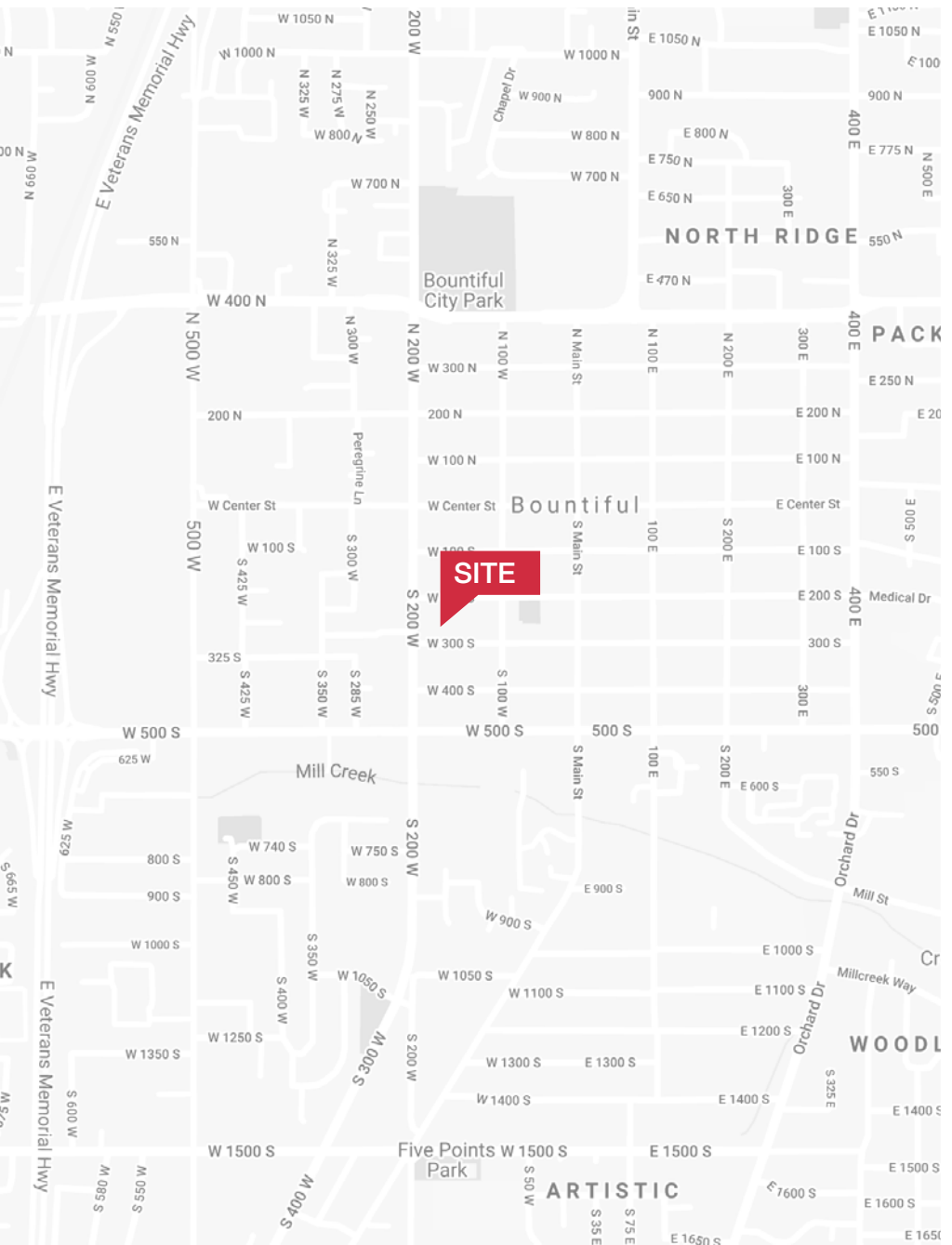
CLICK HERE
OR TEXT 19042 TO 39200



Area Map

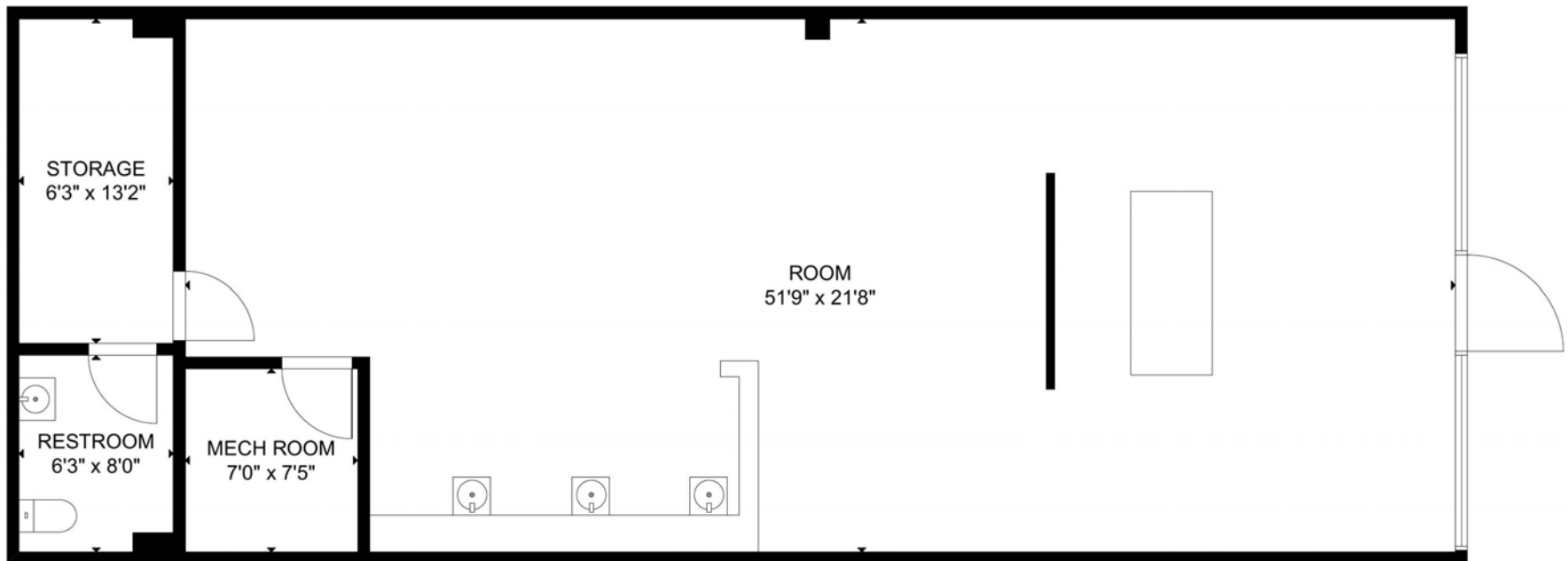


Area Map





Floorplan

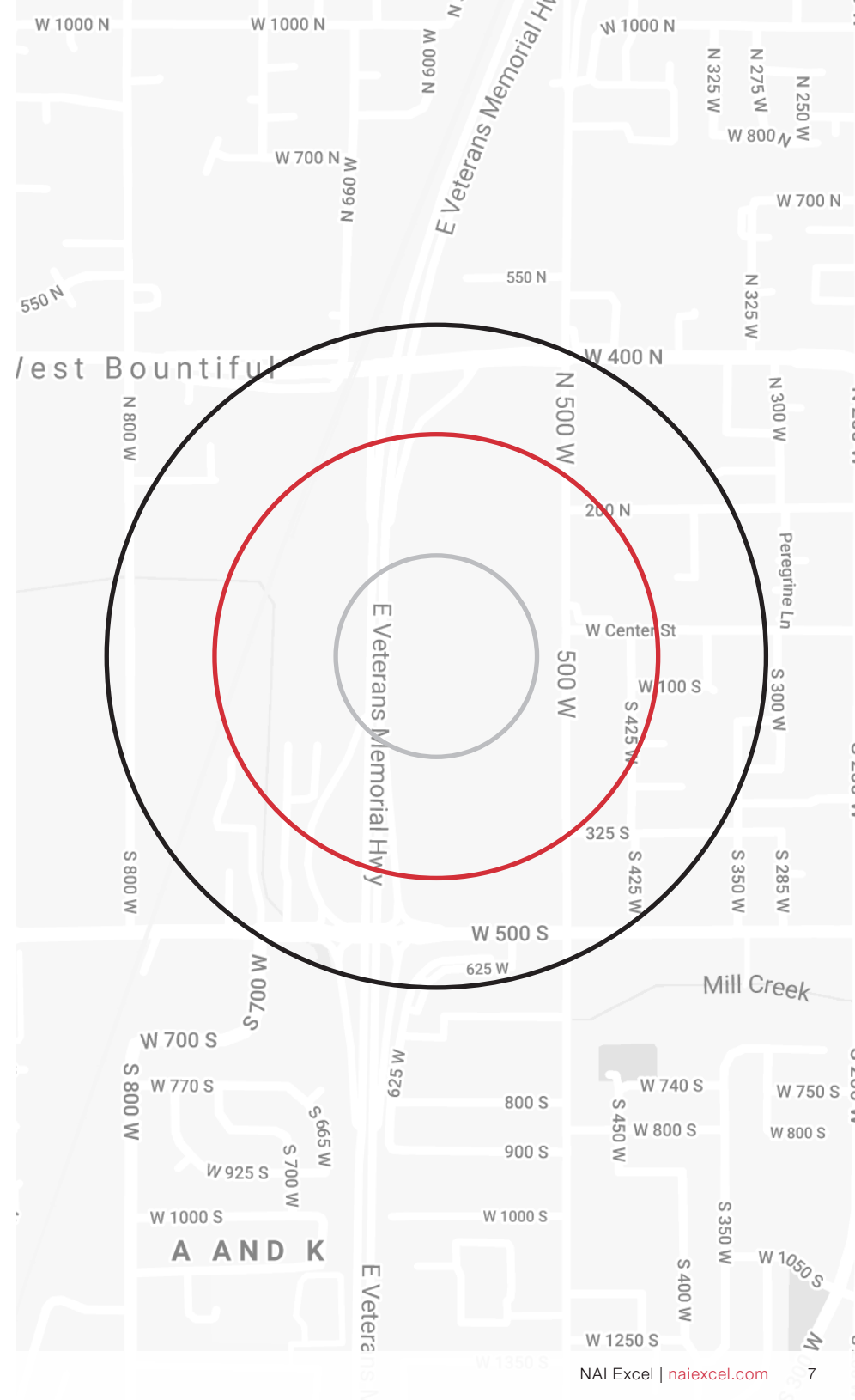


Demographics

POPULATION	1-mile	3-mile	5-mile
2020 Population	12,953	12,953	80,328
HOUSEHOLDS	1-mile	3-mile	5-mile
2020 Households	4,960	4,960	26,890
INCOME	1-mile	3-mile	5-mile
2020 Average HH Income	\$70,669	\$70,669	\$98,894

Traffic Counts

STREET	ADT
W 500 S	34,645
N 500 W	16,270
I- 15	168,000





Distance to Major Cities

Salt Lake City, Utah	11 miles
Las Vegas, Nevada	430 miles
Los Angeles, California	697 miles
San Diego, California	759 miles
Denver, Colorado	518 miles
Boise, Idaho	329 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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