

RETAIL FOR LEASE

GARDEN SQUARE

43-47 East Fort Union Blvd | Midvale, Utah 84047

FASHION
PLACE
MALL

SITE

Property Highlights

- Main Floor Retail Size: 1,002 - 5,923 SF
- 2nd Floor Office Size: 1,517 or 2,110 SF
- Lease Rates: \$18 to \$32 PSF
- NNNs: \$6.32 PSF
- Well-established Fort Union Trade Area
- Great Access to I-15 and I-215
- Close to UTA Transit

STATE ST 32,000 ADT

FORT UNION BLVD 23,000 ADT



T Mobile

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

PARTNER **XTEAM**
RETAIL ADVISORS

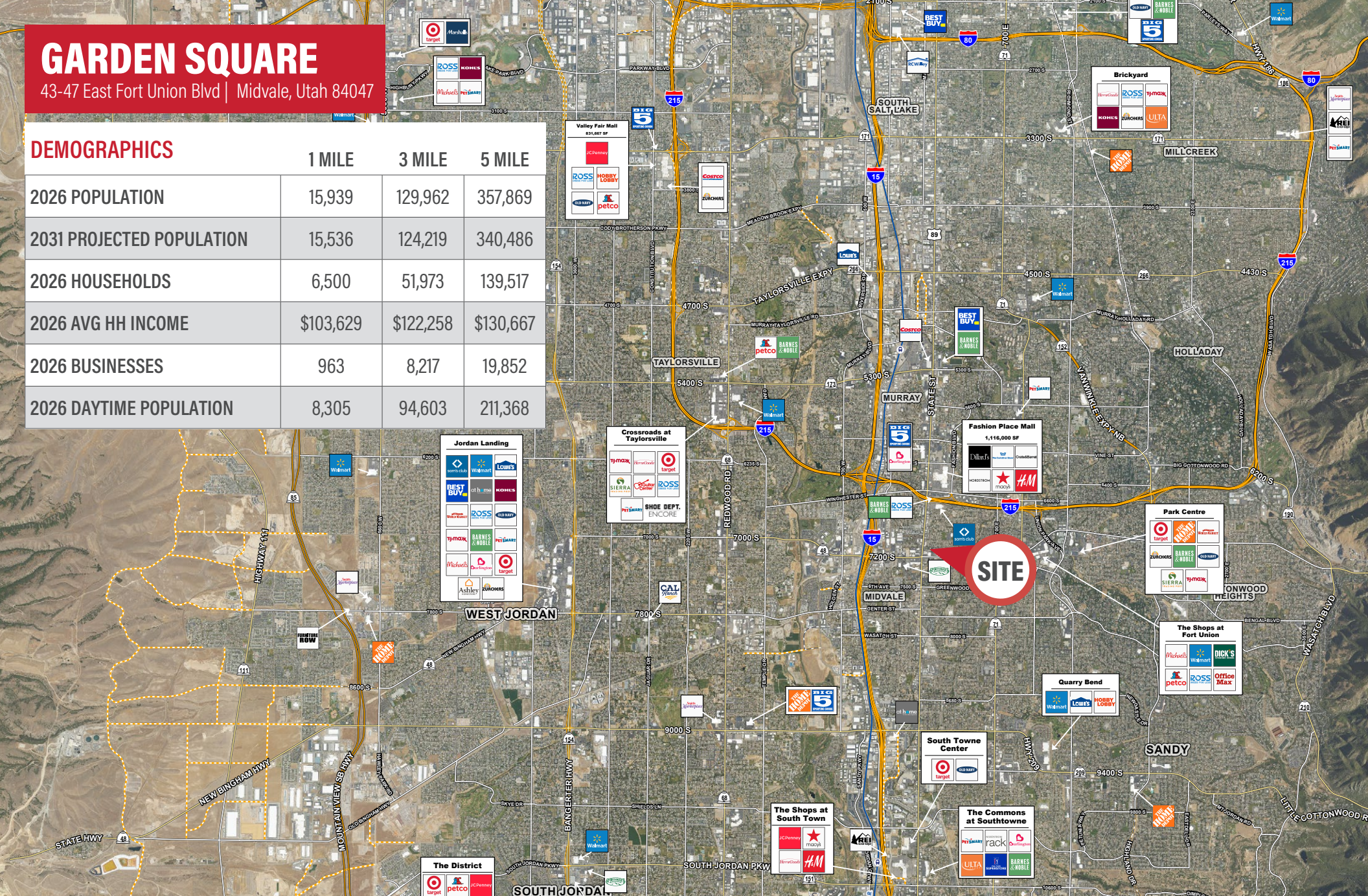


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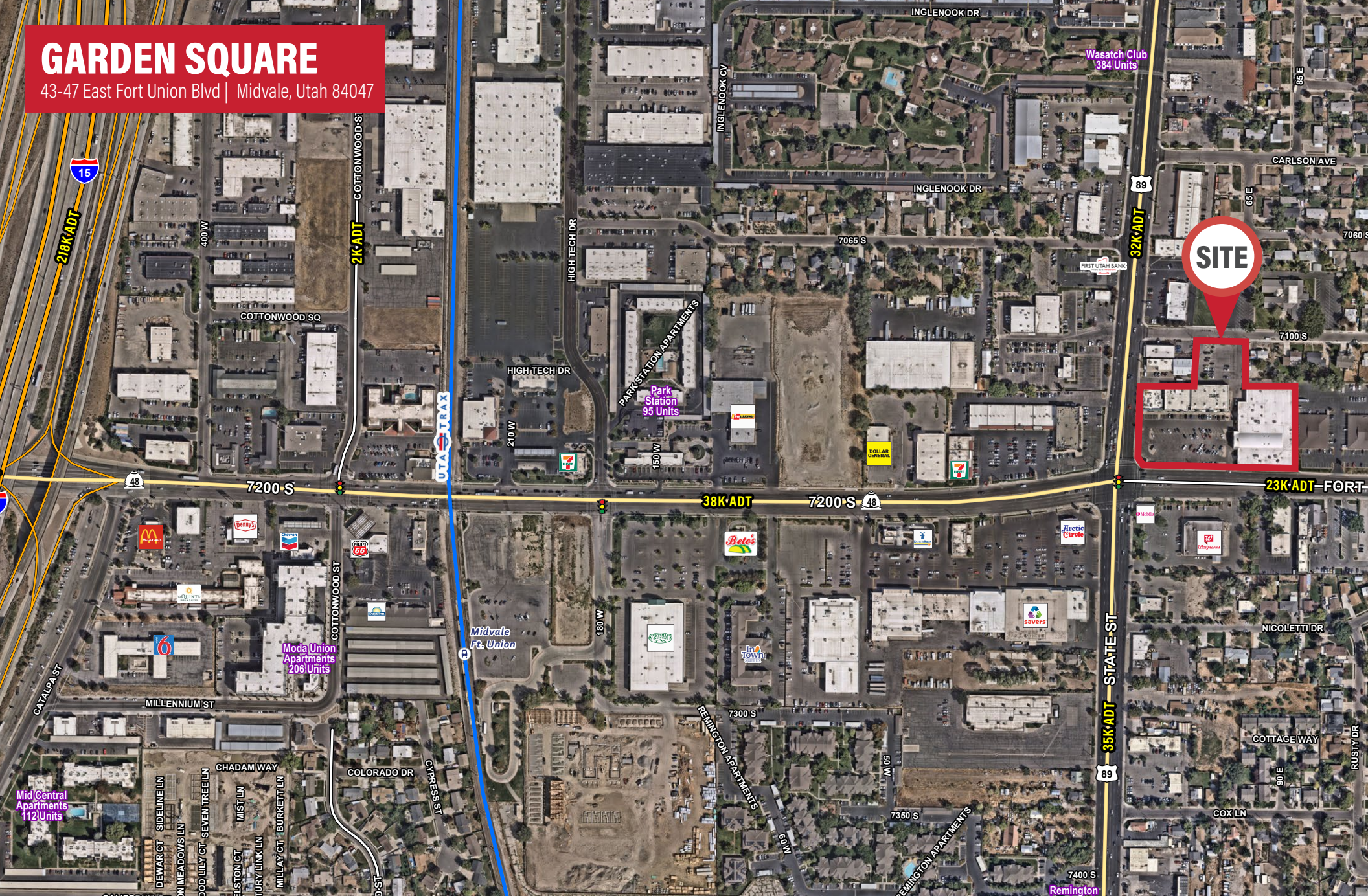
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	15,939	129,962	357,869
2031 PROJECTED POPULATION	15,536	124,219	340,486
2026 HOUSEHOLDS	6,500	51,973	139,517
2026 AVG HH INCOME	\$103,629	\$122,258	\$130,667
2026 BUSINESSES	963	8,217	19,852
2026 DAYTIME POPULATION	8,305	94,603	211,368



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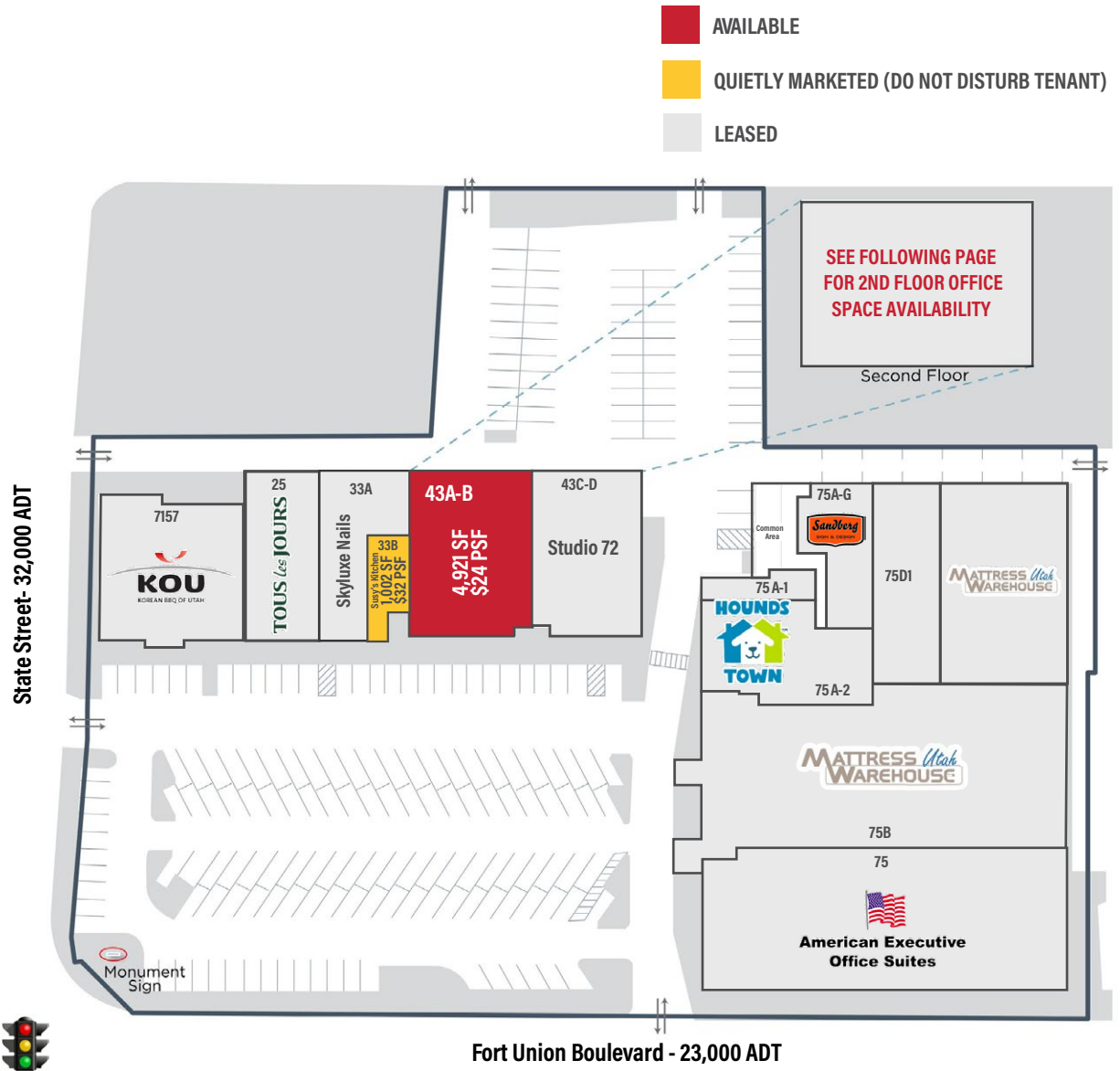
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