



**CUSHMAN &  
WAKEFIELD**  
Commerce

0.85 ACRES - FOR SALE / LEASE / BTS

**1700 South 2000 West, Lot 2**  
Syracuse, Utah

PRICE REDUCED - OWNER SAYS BRING OFFER

SYRACUSE RETAIL PAD



## 0.85 acre pad for sale, lease or BTS

### Property Highlights

- Size: 0.85 Acres
- Sales Price: ~~\$599,000~~ **\$520,000**
- Lease Rate: ~~\$4,000 per month, NNN~~  
**\$3,200 per month, NNN**
- Interior corner on Walmart parking lot
- City will work with any new business built on lot
- Lot is ready to start construction
- Will look at trades
- All options considered

### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2013 Estimated Population	11,444	80,058	154,447
2018 Projected Population	12,415	86,309	166,322
<b>Households</b>			
2013 Estimated Households	3,264	24,280	47,494
2018 Projected Households	3,546	26,264	51,334
2013 Est. Median HH Income	\$67,346	\$63,103	\$61,813
2013 Est. Average HH Income	\$70,450	\$67,562	\$66,699
2013 Est. Per Capita HH Income	\$20,263	\$20,516	\$20,577

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2013 and 2018.

### Craig Boyer

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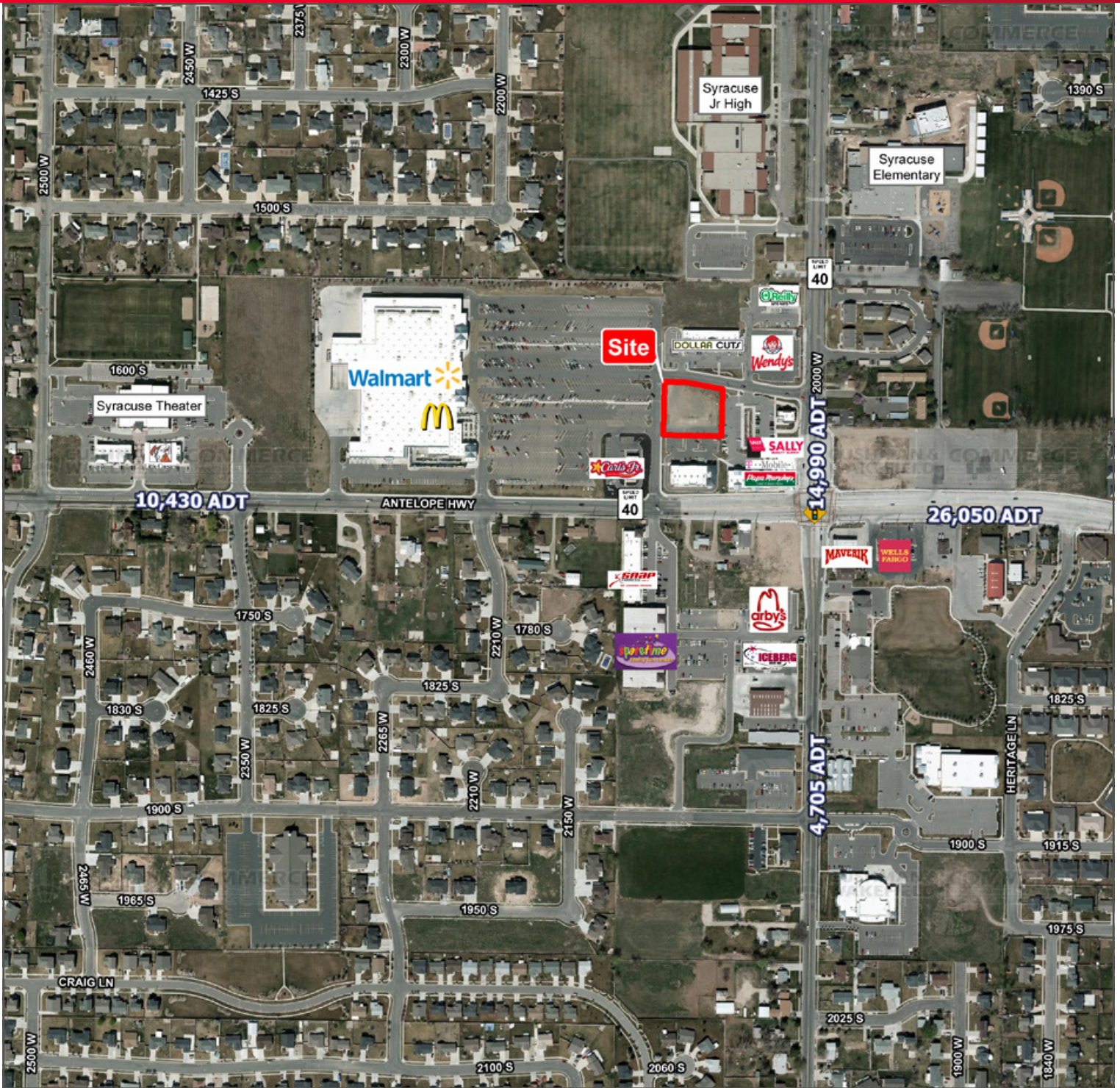




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