



Two Large Free Standing Buildings in Park City For Sale or Lease.

Property Highlights

- Excellent opportunity for an Owner/User or Investor
 - Property consists of 2 free standing buildings totaling 17,061 SF
 - **Building 1** - 10,343 SF
 - **Building 2** - 6,718 SF (*occupied*)
 - Size: 2.53 Acres
 - Located right off of exit 2 on I-40, within the Silver Creek Business Park
 - Ground level doors in both buildings
- Nearby Tenant's Include: Home Depot, Triumph Aerospace, Diamond Rental
 - Excellent showroom and distribution space
 - Adjacent to Silver Creek Village, Park Cities largest residential/commercial development
 - Zoning: Community Commercial (CC)
 - **Lease Rate: \$12.00 SF, NNN**
 - **Sale Price: \$3,950,000**

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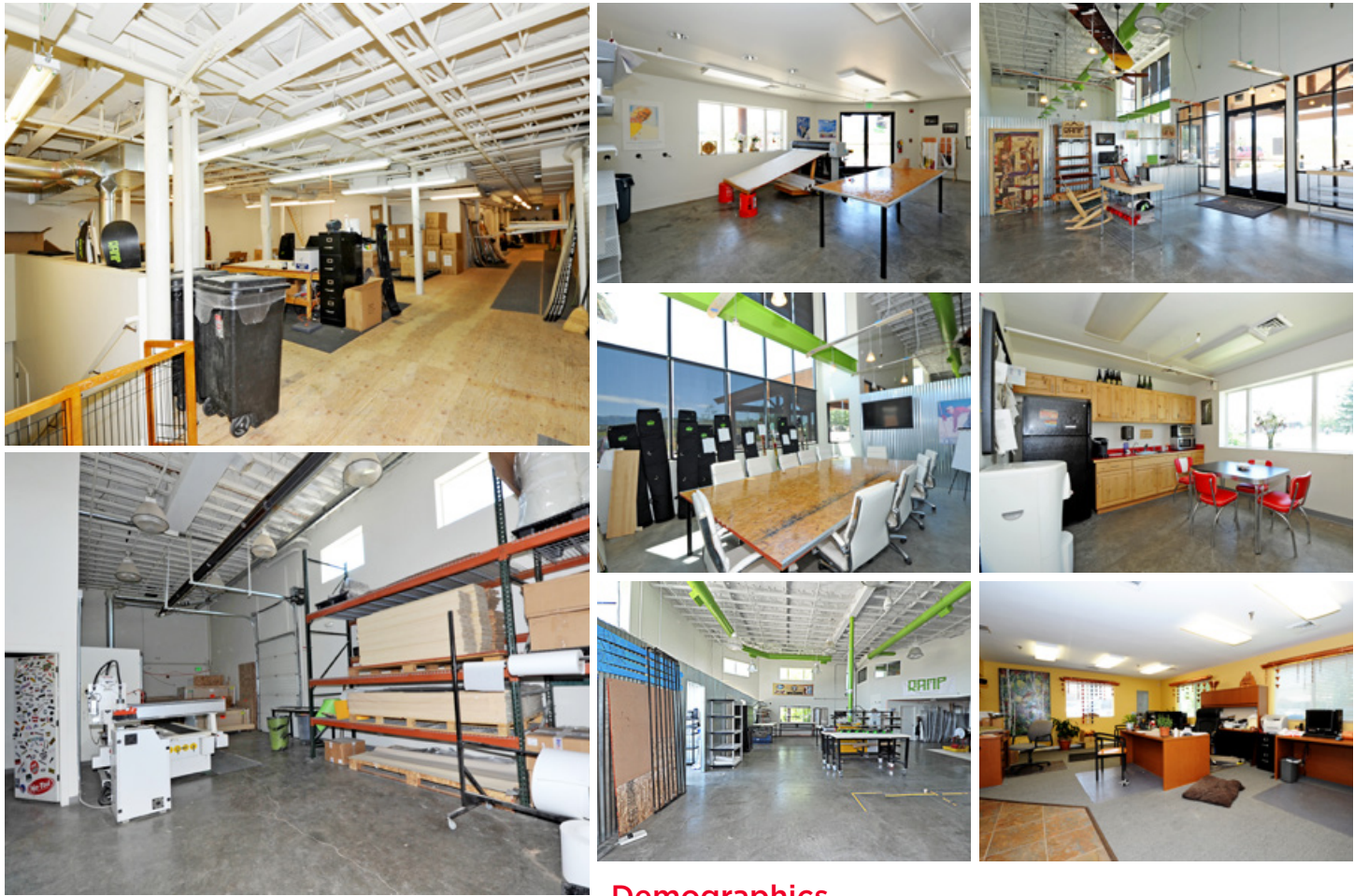
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Gallery Interiors



Demographics

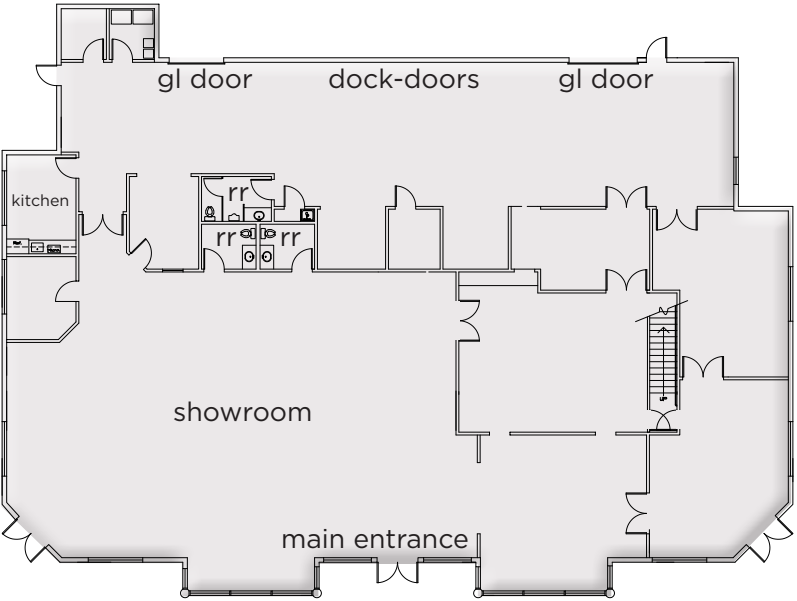
	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	1,771	6,609	21,304
2021 Projected Population	1,930	7,272	23,468
Households			
2016 Estimated Households	504	2,320	7,561
2021 Projected Households	546	2,550	8,324
2016 Est. Median HH Income	\$125,009	\$110,476	\$100,617
2016 Est. Average HH Income	\$150,945	\$134,800	\$131,159
2016 Est. Per Capita HH Income	\$45,009	\$47,503	\$46,948

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

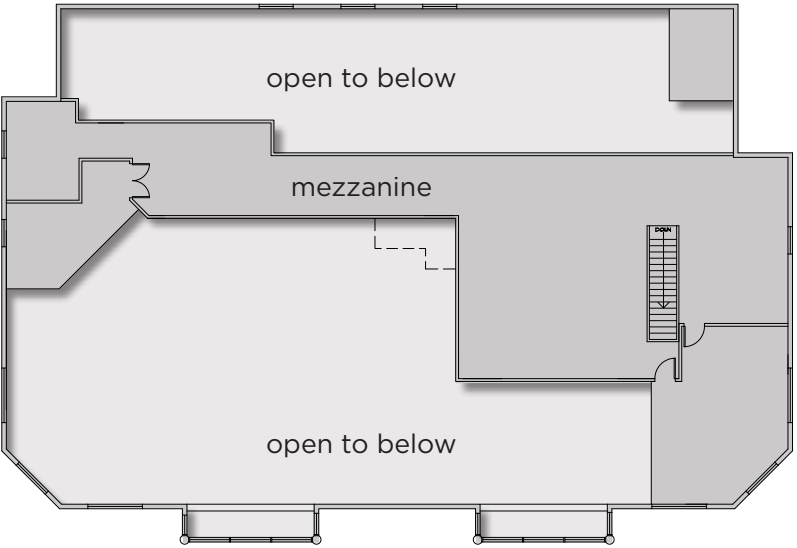
Gallery Exteriors



MAIN BUILDING | Main Floor



MAIN BUILDING | Mezzanine



BUILDING TWO | Main Floor

