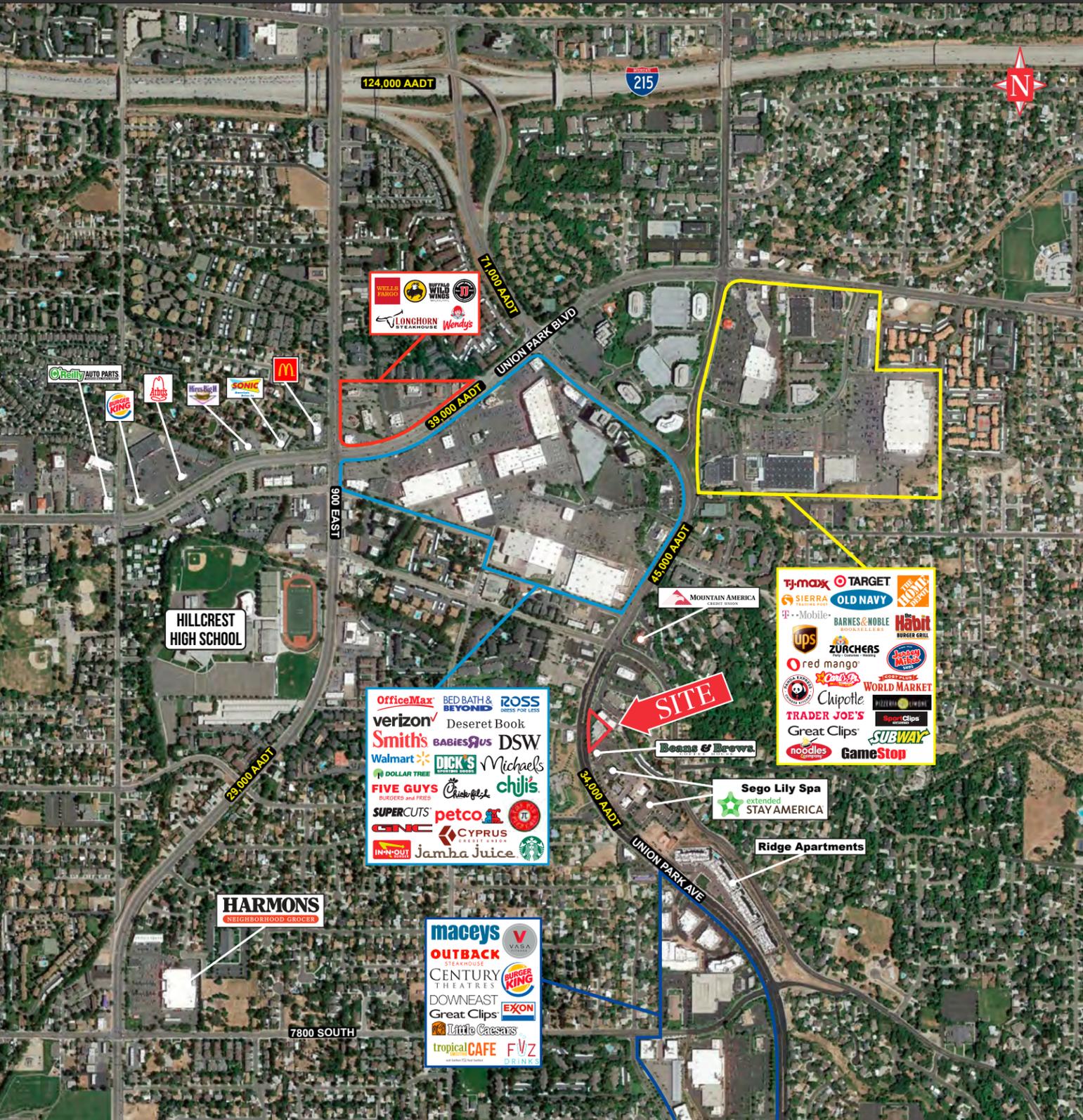


Union Park Ave

7455 Union Park Avenue
Midvale, UT 84047



OFFICE/RETAIL | FOR LEASE

PROPERTY INFORMATION

- > \$28 PSF, NNN (CAM \$7.50 PSF)
- > 1,980 - 6,160 SF available
- > Ample parking
- > Great exposure from Union Park Ave
- > Great Monument Signage
- > Located in a major commercial area
- > Surrounding tenants: Beans and Brews, Professional Dental, Sego Lily Spa, Plastic Surgery Institute of Utah
- > 34,000 Vehicles pass by per day

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 EST	18,580	141,031	319,356
2027 PROJ	19,249	147,016	330,592
HOUSEHOLDS			
2022 EST	7,956	53,722	119,586
2027 PROJ	8,256	55,454	121,819
INCOME			
2022 AVG	\$82,697	\$90,187	\$91,219
2022 MED	\$105,905	\$112,959	\$115,881

Source: ESRI 2023

